Wisconsin Historical Society
Determination of Eligibility Form

WisDOT Project ID #: 1060-27-01

WHS #:

Property Name(s): Beth Hamedrosh Hagodel Cemetery

Address/Location: 134 S. Dana Court

City & County: City of Milwaukee, Milwaukee County **Zip Code:** 53214

Town: T7N **Range:** R21E **Section:** S35

Date of Construction: Ca. 1921

WisDOT Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

___Meets the National Register of Historic Places criteria.
 X Does not meet the National Register of Historic Places criteria.

Rebecca Burkel, WisDOT Historic Preservation Officer   **Date**

State Historic Preservation Office

In my opinion, the property:

___Meets the National Register of Historic Places criteria.
___Does not meet the National Register of Historic Places criteria.

Jim Draeger, State Historic Preservation Officer   **Date**

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Classification:

Ownership	Type of Property:		# of Contributing	# of Non-Contributing
X private	X building(s)	-->		1
___ public	___ site	-->		
If public, specify:	___ structure	-->		
	X object	-->		ca. 1,700
	___ district	Total:	0	ca. 1,701

Function/Use:

Historic Function(s):   Funerary: Cemetery

Current Function(s):   Funerary: Cemetery

Architectural Style(s):   No Style

Criteria:

X A (history)	**Areas of Significance:**	Ethnic Heritage
X B (important persons)	**Period of Significance:**	ca 1921-1963
___ C (architecture/eng.)	**Significant Dates:**	ca. 1921
X D (archaeology)	**Significant Person:**	N/A
	Cultural Affiliation:	Jewish
	Architect/Builder:	N/A

Criteria Considerations:

___ A (owned by religious institution)   ___ E (reconstruction)

___ B (moved)   ___ F (commemorative)

___ C (birthplace/grave)   ___ G (<50 years old)

X D (cemetery)

ATTACHMENT CHECKLIST

X Historic boundary map
X Labeled, professionally printed color photographs
X USGS map with UTM coordinates

Property Info:

Acreage of Property:		3.22	
UTM Reference:	16	419858	4764516
	Zone	Easting	Northing

Verbal Boundary Description:

The boundary of this cemetery is defined by S. Dana Court on the west (173.74'), IH-94 on the south (635.25'), the Veteran's Administration Cemetery on the east (237') and the former Milwaukee Electric Railway and Light Company right-of-way on the north (640.95'). The length of the cemetery parallels IH-94.

Boundary Justification:

This is an appropriate boundary that is consistent with the property lines on the north, west, south and east. It encompasses an appropriate setting and includes the entire cemetery.

Methodology:
(Describe the steps taken to identify and evaluate the historic property, including research, consultation with WisDOT Environmental Services, and previous eligibility recommendations)

This Determination of Eligibility (DOE) was required by the Division of Historic Buildings and Preservation at the Wisconsin Historical Society (WHS). While the proposed IH-94 reconstruction project will not have a direct adverse effect on the cemetery, or the land associated with it, the WHS was concerned about indirect effects. Thus was a more detailed DOE necessitated that looked at the cemetery primarily from a cultural perspective (Criterion A), as well as to determine what, if any, significant people may be buried in it (Criterion B). Regarding cultural significance, efforts focused on conversations with the Jewish Museum Milwaukee, as well as extensively studying John Gurda's *One People, Many Paths: A History of Jewish Milwaukee*, and *The History of the Jews of Milwaukee*, by Louis J. Swichkow and Lloyd P. Gartner.

The matter of Criterion B is a bit dicey, since, for a grave or burial site to be eligible for the Register, *National Register Bulletin 41* explains that those interred must be of exceptional historical significance and that no other standing structures associated with them can be found. The procedure used to identify Jewish Milwaukeeans of some importance focused on reviewing a list of those buried at the Beth Hamedrosh Hagodel Cemetery that was acquired through the genealogical website www.linkstothe-past.com. That list was then compared to the indexes of Gurda's book and Swichkow's and Gartner's book, in addition to that in the *Dictionary of Wisconsin Biography*. As the names of those interred were found in the indexes reviewed, the appropriate pages were consulted in order to determine as best as possible if the person discussed might be the same as that buried at the cemetery. In many cases names matched, but the years of birth and death did not—a fact that clearly suggested the person buried and the person discussed were not one in the same. In other cases, the names and dates either did match, or, at the very least, there was no evidence to suggest that they did not. The two books selected for review appear to be the most authoritative works on Milwaukee's Jewish community. Similarly, the *Dictionary of Wisconsin Biography*, while dated, is an important source for identifying people in Wisconsin's history that have achieved a level of prominence. It was those people thus identified, and for which information was presented, that provide the basis for the Criterion B discussion.

The chapter on Jews in Wisconsin, found in *Cultural Resource Management in Wisconsin* (Volume 3), was also useful and instructive. It included, however, no references to, nor information about, Jewish cemeteries.

Narrative Description:
(Describe the property in two pages or less.)

This cemetery is located immediately north of IH-94, and east of Dana Court (historically Hawley Road). It is a generally open parcel of 3.22 acres of land that that gently slopes down from west to east and that contains several large, mature trees. Approximately 1,700 burials identified by stone markers, one of

which is an above ground accommodation, all generally placed in imperfect rows, along with one modern mausoleum, are located in the cemetery.

CRM Context Chapters: RELIGION: JEWISH

Narrative Statement of Significance:
(Describe the context in which you have evaluated the property and give a summary statement of significance, preferably in no more than two pages.)

Statement of Significance:

The Beth Hamedrosh Hagodel Cemetery was considered for National Register eligibility under Criterion A, B, C and D. Regarding Criterion A, the cemetery was established in ca. 1921 by a Jewish Orthodox congregation. It is today, however, an independent Orthodox cemetery, one of several in the Milwaukee area. Those buried in the cemetery include several Jews who were prominent enough to receive mention in one or two, or both, books that have detailed the histories of the Jewish experience in Milwaukee. None of those people achieved the significance necessary to qualify the cemetery for eligibility under Criterion B, subject to Criterion Consideration D (cemetery). As for Criterion C, research found no evidence to suggest the cemetery is the work of a landscape master, nor that it employed any kind of a landscape plan. There is only one structure on the property and it is a contemporary mausoleum. Finally considered was Criterion D. There are no active archaeological research questions or issues that could be answered by the remains of those buried at Beth Hamedrosh Hagodel. Given this information, and considering it all in the context of Criterion Consideration D (cemetery), it has been determined that the Beth Hamedrosh Hagodel Cemetery is not eligible for the National Register.

Historic Context:

The Jewish Community in Milwaukee, which was then comprised of about 200 families, established in 1848 the Imanu-Al (Emanu-El) Cemetery Association. This was the foundation of the first Synagogue in the city.[1] The association purchased land on 15th Street, between the Lisbon Plank and Fond du Lac roads. This Jewish Cemetery came to be known as the Hopkins Street Cemetery. It was later named "Shaarei Tzedik" (Gates of Righteousness).

Over the years, construction, neglect and vandalism led to the relocation of almost all those graves to the Greenwood Cemetery at 2615 W. Cleveland Avenue.[2] According to the Wisconsin Historic Preservation Database, eighty-seven of the original 360 burials remain. Documents suggest that the last burial there took place in 1888.[3]

The establishment of this cemetery illustrates one of the basic patterns of Jewish cemetery formation, not only in Milwaukee but also in other cities throughout the United States. Jews emigrated from Central or Eastern Europe and established communities that formed synagogues and, in many cases, cemeteries. The latter were associated with synagogues and even passed from one to another as old communities dissolved and new ones formed.

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[1] Wendi Maloney, "Religion: Jewish," in *Cultural Resource Management in Wisconsin* (Volume 3), ed. Barbara Wyatt, (Madison: State Historical Society of Wisconsin, 1986), 19-6.

[2] Ruth Traxler, *The Golden Land: 150 Years of Jewish Life in Milwaukee* (Milwaukee: The Milwaukee Jewish Council for Community Relations, 1994), 86.

[3] The International Jewish Cemetery, Viewed on line at: http://www.iajgsjewishcemeteryproject.org/wisconsin-wi/milwaukee-milwaukee-county.html, 12 August 2013.

The Spring Hill Cemetery illustrates another pattern of Jewish cemetery formation found not only in Milwaukee, but also in other cities in the United States. A small group of young Jewish men formed in 1861 the Gilead Lodge under the rules and structures of the B'nai B'rith fraternal order. They established this local chapter of B'nai B'rith in order to provide mutual support for the Jewish men of Milwaukee who were about to go off to fight in the American Civil War. After the war was over, the organization launched a vigorous campaign to expand its membership.[4]

B'nai B'rith was formed in New York in 1843 to provide Jewish Immigrants in America with community structures similar to those found in Europe. Its founding documents state that it would visit and attend to the sick and assist the poor, widows and orphans. In addition to providing mutual aid and social services, the various lodges of B'nai B'rith expanded to including advocating for the rights of Jews in America, as well as in other countries. They have also launched other advocacy groups like the Anti-Defamation League and Hillel[5]

During the 1860s, though there was an increase in the Jewish population in Milwaukee, there was not a comparable increase in synagogue membership. Many Milwaukee Jews, and Jews in other cities, affiliated themselves with fraternal organizations. By 1867, the Gilead Lodge purchased the property on what is today South Hawley Court and chartered the second Jewish Cemetery in Milwaukee. It was named Spring Hill and is still operated by the Gilead Lodge 41 of B'nai B'rith. Though predominately a Jewish Cemetery, it is not associated with any one synagogue and is maintained as non-denominational.

Criterion A: History

The most recent Jewish cemetery in Milwaukee was established in 1921 by the Beth Medrash Hagodol Synagogue, an orthodox congregation.[6] Within a decade of its founding there was a series of console-dations of synagogues in Milwaukee. Operation and ownership of the cemetery was placed in the hands of an independent group and it was renamed Beth Hamedrosh Hagodel. It remains an independent Orthodox Jewish Cemetery today.

Burial practices at Beth Hamedrosh Hagodel conform to the Code of Jewish Practice.[7] Non-Orthodox Jews may be buried here if they conform to these practices and are descendants of Jews already buried in the cemetery.

The founding and continued practices at the Beth Hamedrosh Hagodel cemetery are representative of other Jewish cemeteries in Milwaukee, thus is this entity not unique. It is for this reason that the Beth Hamedrosh Hagodel is not eligible for the National Register under Criterion A.

Criterion B: Association with Significant People

The Beth Hamedrosh Hagodel cemetery opened in circa 1921 and has approximately 1,700 burials.[8] Of those, several appear to be associated with Jewish Milwaukeeans of minimal importance or more.[9]

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[4] "Gilead Lodge to Hold Ceremonies," *Milwaukee* Sentinel, 06 March 1921.

[5] "About B'nai B'rith," Viewed on line at http://bnaibrith.org, 12 August 2013.

[6] Howard Karsh, former Beth Hamedrosh Hagodel Cemetery director, Telephone Conversation with David Keene, Archaeological Research, Inc., 15 August 2013.

[7] The *Code of Jewish Practice* is the collective body of religious laws for Jews, including biblical law and later talmudic and rabbinic law, as well as customs and traditions.

[8] *Milwaukee County Online Genealogy and Family History Library: Beth Hamedrosh Hagodel Jewish Cemetery*, Viewed on line at www.linkstothepast.com/milwaukee/032.php, 13 June 2013.

[9] See methodological discussion on page 3 of this document to review the procedure used for this section.

Samuel Siegelman died on 27 August 1973. But in 1956, a man of that name was the president of the New Home Club, which was intended to help those driven from Europe by the Holocaust by helping them to become "'good Americans…without losing what is worthwhile in Jewish tradition.'"[10] Nathan Stein was a lawyer and a Reformed Jew of Russian descent. He, along with Rabbi Joseph L. Baron, convened the first meeting of the Milwaukee Jewish Council in December 1938, in order "to consider and act upon proposals for safeguarding the rights of Jews…." Stein was also the first president and campaign chairman of Milwaukee's Jewish Welfare Fund. He died on 23 August 1944.[11]

Rabbi Jacob Twerski was retained by the Anshe Sfard Temple at 12th and Garfield in 1928. Over time, he cultivated a group likely starting in the early 1930s that, by 1939, was known as Beth Jehudah. Those folks started in 1949 to build a new synagogue at 54th and Center Street in the Sherman Park neighborhood. The congregation flourished. Over time, however, as the Jewish community started to leave Sherman Park, membership was affected. But through the efforts of Twerski's son and grandson, both rabbis, Beth Jehudah recommitted itself to the neighborhood as others left. The Anshai Lebowitz congregation departed Sherman Park for Mequon in 1998. Beth Jehudah acquired that groups' synagogue at 52nd and Burleigh and extensively remodeled it. The old facility on Center Street then became a pre-school for inner city children. Jacob Twerski died in August, 1973.[12]

Finally, a Howard Weinshel died on 01 October 2001. It is possible that he was the gentleman who, in the circa 1940s or 50s, was the president and secretary of the Perhift Players, an area Yiddish theater group.[13]

National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places, very clearly states that, to be eligible for the Register, cemeteries have to be the final resting place of a person or persons that "must be of *outstanding* importance to the community, state or nation…." That provision is subject to Criteria Consideration C, which further states that the burial place is potentially eligible only if "no other appropriate site or building directly associated with…[that person's] productive life" remains. The Bulletin also states that graves of a cultural group might qualify, as might the graves of those "who made outstanding contributions to the history of the state or area in which their graves are located." And finally, the Bulletin acknowledged, under Criteria Consideration D, that a cemetery must derive "its primary significance from [the] graves of persons of transcendent importance…."[14]

Predicated on the review of people buried at the Beth Hamedrosh Hagodel Cemetery, as defined by the methodology presented, none of the interments are for people that have achieved the level of "*outstanding* importance to the community…" Additionally, regarding the burial place for a unique cultural group, the Milwaukee area claims eight Jewish cemeteries.[15] That number obviates cultural significance for the subject cemetery. The Beth Hamedrosh Hagodel Cemetery is not eligible for the National Register under Criterion B.

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[10] John Gurda, *One People, Many Paths: A History of Jewish Milwaukee* (Milwaukee: Jewish Museum, 2009), 192.

[11] Louis J. Swichkow and Lloyd P. Gartner, *The History of the Jews of Milwaukee* (Philadelphia: The Jewish Publication Society of America, 1963), 311, 341, 349.

[12] Swichkow and Gartner, 105, 154, 157, 164, 236-39, 297.

[13] Ibid., 334.

[14] Elisabeth Walton Potter and Beth M. Boland, *National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1992), 11, 16.

[15] The eight cemeteries are identified as the Agudas Achim (3690 E. College Avenue, Cudahy), Anshai Lebowitz (326 S. Hawley Road, Milwaukee), Beth Hamedrosh Hagodel, 134 S. Dana Court, Milwaukee), Temple Menorah Ever-Rest (9363 N. 76th Street, Milwaukee), Greenwood (2615 W. Cleveland Avenue, Milwaukee), Mount Zion (14510 W. North Avenue, Brookfield), Second Home (3705 S. 43rd Street, Milwaukee), and Spring Hill, 166 S. Hawley Court, Milwaukee).

Criterion C: Architecture

With the exception of one, modern mausoleum, the cemetery has no architectural resources. Nor is there any evidence of a planned or created landscape.

Criterion D: Archaeology

Traditional Jewish burial practices are relatively simple. Once a person dies, a rabbi and a funeral director are usually called. The funeral director begins to make all appropriate arrangements and the rabbi initiates the ritual process.[16]

It is the Jewish custom to bury the body as soon as possible. Viewing the body is not part of traditional practices. It is considered disrespectful to look at a person who is unable to look back. But the body is never to be left unattended. A family member, or someone from the funeral home, is assigned that task. The body is not embalmed with chemicals. Traditionally, it is washed and wrapped in white linen shrouds. This symbolizes that all are equal in death. The body is then placed in a simple wooden casket manufactured without any metal hardware.

Traditionally, when the wooden casket is then placed in the ground, no vault is used. At the Beth Hamedrosh Hagodel Cemetery, however, vaults are permitted if the family insists.[17]

National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places, clearly states that, "anthropologists and historical archaeologists can gain information significant to American culture from burial places."[18] In that sense, every cemetery is an important historic resource that can potentially yield information about a cultural or ethnic group. But in the case of this cemetery, burial practices are known. Traditional burial practices would preclude significant amounts of burial items. Vital statistics such as age and cause of death are recorded in county death records.

Except for a slight possibility that existing skeletal remains in this cemetery might provide some information regarding studies of Jewish populations in the mid to late twentieth century, there are no active research questions that could be answered by the remains at this facility. The Beth Hamedrosh Hagodel Cemetery is not considered eligible for the National Register under Criterion D.

Conclusion:

The Beth Hamedrosh Hagodel Cemetery has been considered for National Register eligibility under Criterion A, B, C and D, subject to Criteria Consideration D (cemetery). No evidence was found to support, or justify, eligibility under any one (or more) of these components.

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[16] Unless otherwise noted the information in this section is gleaned from the website *Star of David Memorial Chapels: Jewish Burial Customs*, Viewed on line at (http://jewish-funeral-home.com/Jewish-burial-customs.html), on 12 August 2013.

[17] "Cemetery Tries Natural Burial", *Milwaukee Journal-Sentinel* (10 May 2009), Viewed on line at (http://www.jsonline.com/news/milwaukee/4468-2712.html), on 12 August 2013.

[18] Potter and Boland, *Bulletin 41*, 14.

Bibliography:

"About B'nai B'rith." Viewed online at http://bnaibrith.org, 12 August 2013.

Cemetery Tries Natural Burial", *Milwaukee Journal-Sentinel* (10 May 2009), Viewed on line at (http://www.jsonline.com/news/milwaukee/4468-2712.html), on 12 August 2013.

"Gilead Lodge to Hold Ceremonies." *Milwaukee Sentinel*, 06 March 1921.

Gurda, John. *One People, Many Paths: A History of Jewish Milwaukee*. Milwaukee: Jewish Museum, 2009.

"The International Jewish Cemetery." Viewed on line at: http://www.iajgsjewishcemeteryproject.org/wisconsin-wi/milwaukee-milwaukee-county.html, 12 August 2013.

"Jewish Burial Customs."   Viewed online at Star of David Chapels, Chapels (http://jewish-funeral-home.com/Jewish-burial-customs.html), on 12 August 2013.

Karsh, Howard. Telephone conversation with David Keene, 15 August 2013.

Maloney, Wendi. "Religion: Jewish." In *Cultural Resource Management in Wisconsin* (Volume 3), ed. Barbara Wyatt, 19-1 to 19-31. Madison: State Historical Society of Wisconsin, 1986.

Milwaukee County Online Genealogy and Family History Library: Beth Hamedrosh Hagodel Jewish Cemetery. Viewed on line at www.linkstothepast.com/milwaukee/032.php, on 13 June 2013.

Potter, Elisabeth Walton and Beth M. Boland. *National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1992.

Swichkow, Louis J. and Lloyd P. Gartner. *The History of the Jews in Milwaukee.* Philadelphia: Jewish Publication Society of America, 1963.

Traxler, Ruth. *The Golden Land: 150 Years of Jewish Life in Milwaukee*. Milwaukee: The Milwaukee Jewish Council for Community Relations, 1994.

Determination of Eligibility Prepared By:

Name & Company:	Vogel (Heritage Research, Ltd.) & Keene (Archaeological Research, Inc.)		
Address:	N89 W16785 Appleton Avenue	Phone:	262.251.7792
City:	Menomonee Falls State: WI	Zip:	53051
Email:	jnvogel@hrltd.org	Date:	16 August 2013

Sub-contracting to:	Charlie Webb (CH2M Hill, Inc.)		
Address:	135 S. 84th Street	Phone:	414.272.2426
City:	Milwaukee State: WI	Zip:	53214
Email:	Charlie.Webb@ch2m.com	Date:	16 August 2013

Index to Photos:

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to S
Photo #1 of 8

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to ESE
Photo #2 of 8

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to ENE
Photo #3 of 8

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to W
Photo #4 of 8

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to WSW
Photo #5 of 8

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to WSW
Photo #6 of 8

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to NNW
Photo #7 of 8

Index to Photos – 2:

BETH HAMEDROSH HAGODEL CEMETERY
134 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to N
Photo #8 of 8

Delineation of the Historic Boundary:

Figure 1: Historic boundary of the Beth Hamedrosh Hagodel Cemetery. Note that IH-94 is on the south side of the cemetery.

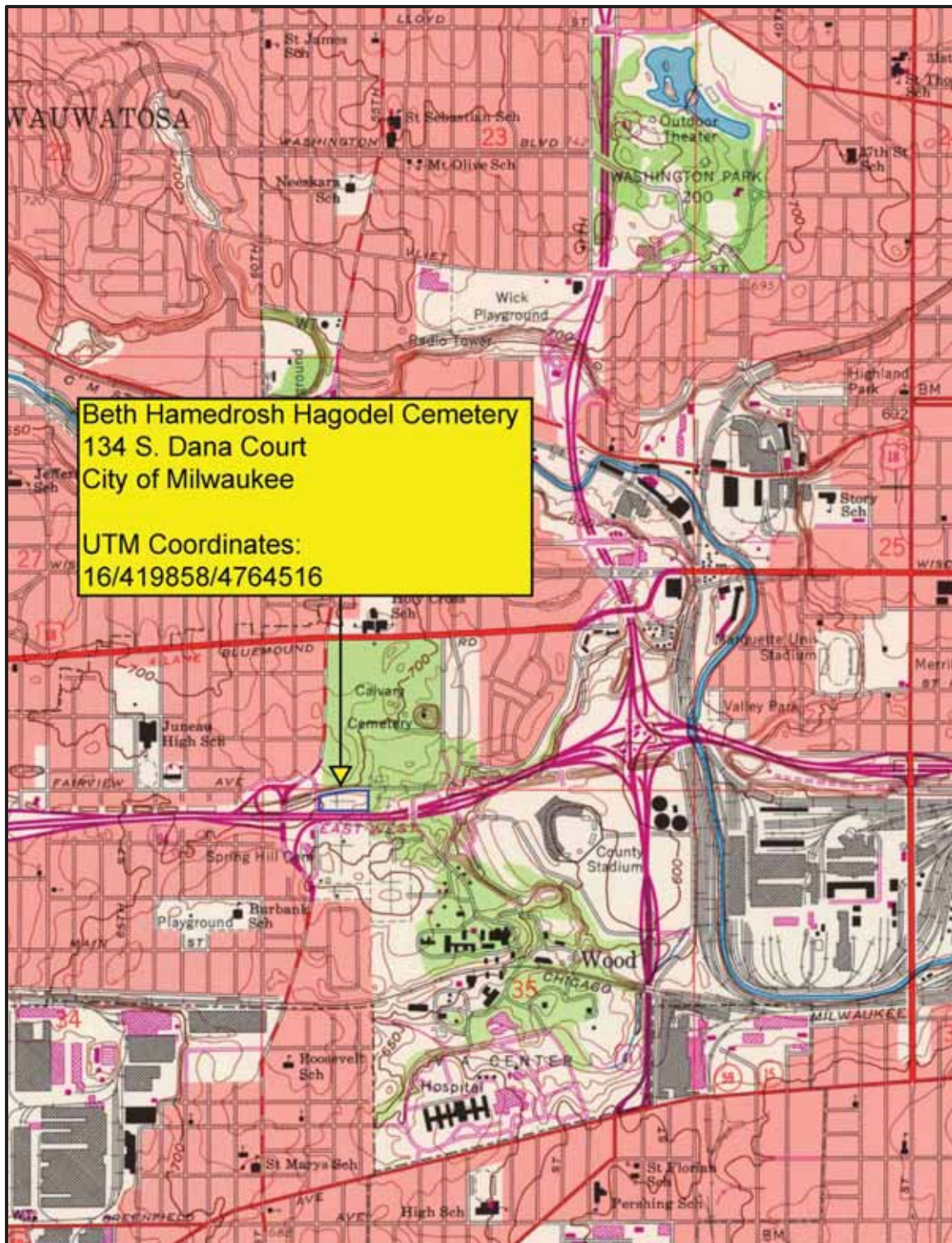## Location of the Property on a USGS Map:

Figure 2: USGS map identifying the location and UTM coordinates of the Beth Hamedrosh Hagodel Cemetery (Milwaukee Quadrangle, 7.5').
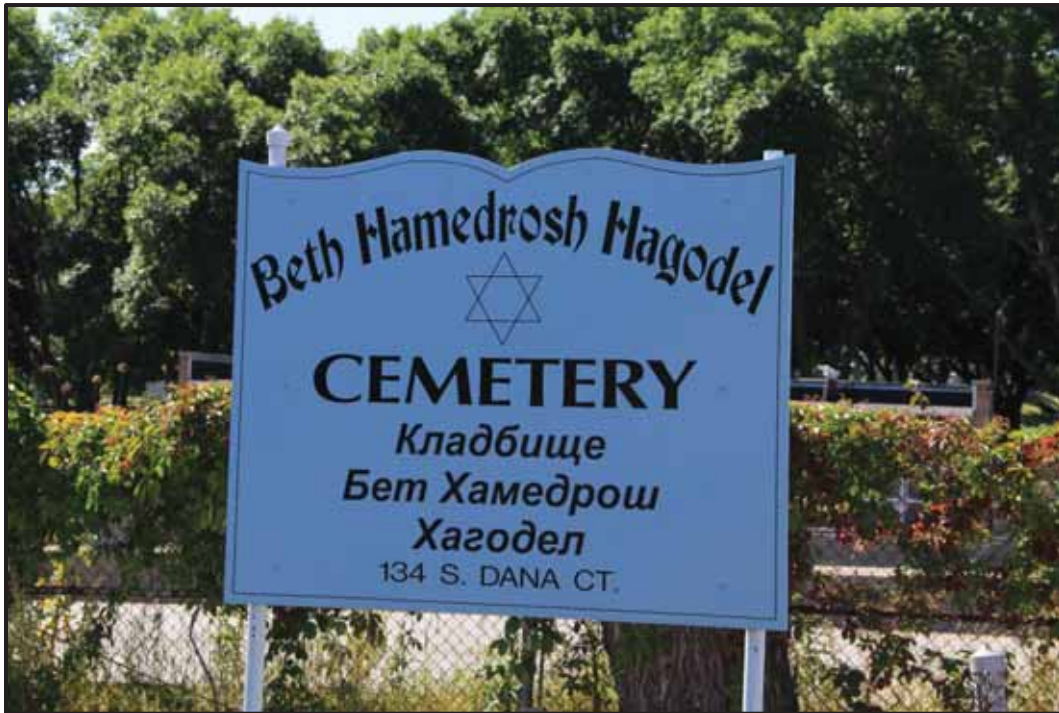
Photographs Page 1

Photo 1 of 8: Beth Hamedrosh Hagodel Cemetery sign. View to south.

Photo 2 of 8: Beth Hamedrosh Hagodel Cemetery. View to east southeast from north-west gate.

Photographs Page 2

Photo 3 of 8: Beth Hamedrosh Hagodel Cemetery. View to east northeast from south-west gate.

Photo 4 of 8: Beth Hamedrosh Hagodel Cemetery. View to west from southeast quadrant.

Photographs Page 3

Photo 5 of 8: Beth Hamedrosh Hagodel Cemetery. View to west southwest from northeast quadrant.

Photo 6 of 8: Beth Hamedrosh Hagodel Cemetery. The only mausoleum on cemetery grounds. View to west northwest.

Photographs Page 4

Photo 7 of 8: Beth Hamedrosh Hagodel Cemetery. The only above ground grave at the facility. View to north northwest.

Photo 8 of 8: Beth Hamedrosh Hagodel Cemetery. View to north illustrating how the rows of graves are typically set.

Wisconsin Historical Society
Determination of Eligibility Form

WisDOT Project ID #:   1060-27-00

WHS #:   13- 0065 /M1

Property Name(s):   Calvary Cemetery

Address/Location: 5503 West Bluemound Road

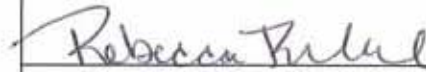**City & County:**   Milwaukee, Milwaukee County   **Zip Code:**   53208

Township: 7N   **Range:** 21E   **Section:** 26

Date of Construction: 1857, 1880, 1897, 1899

WisDOT Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

_x_ Meets the National Register of Historic Places criteria.
___ Does not meet the National Register of Historic Places criteria.

Rebecca Burkel   10/1/2013

Rebecca Burkel, WisDOT Historic Preservation Officer   Date

State Historic Preservation Office

In my opinion, the property:

___ Meets the National Register of Historic Places criteria.
___ Does not meet the National Register of Historic Places criteria.

Jim Draeger, State Historic Preservation Officer   Date

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Classification:

	Type of Property:		# of Contributing	# of Non-Contributing
Ownership				
X private	building(s)	-->	3	2
public	X site	-->	1	
If public, specify:	structure	-->	8	
	object	-->		
	district	Total:	12	2

Function/Use:

Historic Function(s):   FUNERARY: Cemetery

Current Function(s):   FUNERARY: Cemetery

Architectural Style(s):   LATE VICTORIAN: Gothic; Romanesque

LATE 19th AND 20th CENTURY REVIVALS: Classical Revival

Criteria:

A (history)	**Areas of Significance:**	Various
X B (important persons)	**Period of Significance:**	1857 - c.1922
X C (architecture/eng.)	**Significant Dates:**	1857, 1880, 1897, 1899
D (archaeology)	**Significant Persons:**	Multiple
	Cultural Affiliation:	N/A
	Architect/Builder:	Erhard Brielmaier, Lohr & Co., Herman Beumming

Criteria Considerations:

X   A (owned by religious institution)   E (reconstruction)

    B (moved)   F (commemorative)

    C (birthplace/grave)   G (<50 years old)

X   D (cemetery)

ATTACHMENT CHECKLIST

☒ Historic boundary map
☒ Labeled, professionally printed color photographs
☒ USGS map with UTM coordinates

Name and location: Calvary Cemetery, Milwaukee, Milwaukee County

Property Info:

Acreage of Property: 75 acres

UTM Reference: Zone 16, 419990m east, 4765332m north

Verbal Boundary Description:

The historic boundary for Calvary Cemetery (Calvary) is rectangular in shape with a long center axis that is perpendicular to West Bluemound Road. The historic boundary is shown as the dotted line on the enclosed historic boundary map. Beginning at a point that corresponds to the northeast corner of the legal parcel, the boundary extends south along the east property line for approximately 1,865 feet. The boundary then turns and proceeds west along the south property line for approximately 1,492 feet. The boundary then turns north and runs parallel to North Hawley Road along the west property line for approximately 1,865 feet. The boundary then turns east and runs parallel to Bluemound Road along the north property line for approximately 1,375 feet to the point of origin.

Boundary Justification:

The historic boundary for Calvary was delineated to encompass the entire cemetery site, which includes three contributing buildings and eight contributing graves, vaults, and mausoleums. The boundary follows the existing chain-link fencing that encloses the property and marks the current legal parcel.

Methodology:

Calvary was identified in September 2013 during an Interstate 94 (I-94) corridor study for the Wisconsin Department of Transportation (WisDOT). As the oldest known Catholic cemetery in the city of Milwaukee with an intact gatehouse and chapel, a Determination of Eligibility (DOE) was recommended by the State Historic Preservation Office (SHPO) to assess its National Register of Historic Places (National Register) eligibility.

Mead & Hunt, Inc. (Mead & Hunt) contacted the current property owner, the Archdiocese of Milwaukee, to discuss the history of the property and arrange a site visit, which was conducted on September 24, 2013. Current and historic maps were consulted to aid in determining the historic boundary. Additional materials at the Wisconsin Historical Society, the Milwaukee Public Library, and the Milwaukee Preservation Commission were used to develop the historic context and evaluate the property.

Narrative Description:

Calvary is located north of I-94 on the west side of the city of Milwaukee. The 75-acre site was consecrated in 1857, and is the oldest extant Catholic cemetery in the city. The property features hilly terrain and winding drives amid more than 80,000 interments. The surrounding area is primarily residential, with some commercial development concentrated on West Bluemound Road. Beth Hamedrosh Hagodel Cemetery is located immediately to the south, between Calvary and I-94.

The roads throughout the cemetery follow the natural topography of the land. It is unknown if the cemetery's landscape was architect-designed, but it does evoke some romantic design qualities common to nineteenth-century rural cemeteries, such as Forest Home Cemetery in Milwaukee (established 1850

and listed in the National Register).[1] Roads are both curving and straight, creating a grid-like pattern of irregularly-shaped sections of grave sites.

The defining feature of the Calvary's landscape is a large hill on the east side of the park. Known as "Jesuit Hill" or "Chapel Hill," it is one of the highest points in the city of Milwaukee and an attractive final resting place for a number of local Catholic clergy. Initially, a large wooden cross topped the hill, but that was replaced in 1899 by the current chapel. Both the gatehouse and the chapel are contributing buildings discussed in more detail below.

As noted, approximately 80,000 people have been buried at Calvary. Most of the grave sites have typical granite or limestone headstones, but there are also numerous vaults, crypts, mausoleums, and monuments. All are laid out in regular lines that follow the natural contours of the land. Old and newer grave sites are not segregated, but mixed, creating a cohesive landscape across the cemetery. Calvary is the burial site of a number of influential people in Milwaukee's history, including Solomon Juneau, a founder of Milwaukee; beer barons Frederick Miller and Philipp Jung; and meat packing magnet Patrick Cudahy. In addition, victims from two of Milwaukee's greatest disasters—the wreck of the Lady Elgin and the Newhall Hotel Fire—are buried and memorialized in the cemetery. Also, due to Calvary's proximity to the National Soldier's Home for Disabled Veterans, a small portion of the back of the cemetery was donated by the Archdiocese for the burial of Catholic war veterans.[2] All are topped by a simple, square limestone grave marker.

The property contains three contributing buildings, eight contributing structures, and two noncontributing buildings. A description of each is provided below.

Calvary Gatehouse, 1897, Contributing
The main entrance to the cemetery on West Bluemound Road is marked by a large, multi-story, Victorian Gothic-style gatehouse. Built in 1897 by Milwaukee architect Erhard Brielmaier, the gatehouse has two distinct parts, the arched gateway for vehicles and pedestrians and the residence with a three-story, castellated tower bell tower. Both are of wood construction, on a raised stone foundation, and are covered by an asymmetrical hip roof. According to historic photos, the building originally had a tile roof with wood and castellated finials at the corners, but they have since been removed. The roof is now sheathed with asphalt shingles. The roofline is adorned with wood dentils. The archway, located on the east side of building, has both the large arch for vehicles to drive under and a covered walkway for pedestrians. At the center of the archway is a wood, crenellated decorative feature, which has a large cross at its pinnacle. To the west of the arch is a large, three-story bell tower. At its base is an entrance on the front (north) side. While originally an open, one-story porch, it was enclosed during the historical period and the window from the interior wall has been moved to the exterior wall.

[1] Patricia J. Finney, "Landscape Architecture and the 'Rural' Cemetery Movement," Center for Research Library, Global Resources Network, http://www.crl.edu/focus/article/8246 (accessed 26 September 2013).

[2] Randal S. Chasco, "Self-Guided Tour of Historic Calvary Cemetery" (Milwaukee: Archdiocese of Milwaukee, 2004).

The house itself is two stories. An additional bay with the same size and decorative features was added to the building sometime during the historical period.[3] A three-season porch was added to the east side of the building sometime in the early 1900s. A large Palladian window is centered on its second floor. The majority of windows on the facade are original two–over–two, double-hung, wood sash windows. A new, plate glass window has been added in the center of the first floor.

The interior of the gatehouse was originally used for the office of the cemetery and for the residence for the cemetery caretaker and their family. According to newspapers from 1897, "the residence consists of two stories and a basement. The basement is planned for store rooms and a laundry. On the first floor-floor are offices, waiting rooms, and two private parlors. The second floor will contain three bedrooms."[4] After it was expanded, an additional room was added to the second floor. Currently, only the enclosed porch and the recently updated kitchen are used by the workmen of the cemetery. The first and second floor remain intact, though some carpet has been added. Almost all the original hardware, floors, and moldings are in place.

Calvary Chapel, 1899, Contributing
The Romanesque-style chapel, completed in 1899, replaced the large wooden cross that originally sat at the top of Chapel Hill. Designed by Erhard Brielmaier & Sons, the completion of the interior of the chapel went slowly, so the chapel was not opened and consecrated until 1902.[5] The chapel has a cruciform plans, rests on a square base of raised limestone, and is constructed of Cream City brick. Three smaller domes on the east, north, and south support a large, eight-sided dome at the center of the building. The main (west) entrance is covered by a large arched brick pediment supported by two limestone columns. The original door has been replaced by wood and a vinyl replacement to prevent vandalism. A large, rose window is centered above the door. At the rear (north) of the building there was a large door for bringing in caskets, but it has since been enclosed by concrete block. The original glass from the windows and doors have been removed or broken due to the abandonment of the chapel sometime in the 1950s and vandalism. Side windows have been blocked by wood. It is reported that the original windows were clear, and not stained glass.[6]

The original interior was reported to be quite plain with no other decorations on the walls. There are two side alters, and a raised alter at the center. All three areas have the original carved wood alters intact. The raised alter also retains its original, wrought iron gate with a flower motif. Below, 27 vaults were built for the burial of Catholic clergy, but only one was ever used, for Father Aegidius Tarasiewicz.[7]

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[3] It is possible, given the seamlessness in craftsmanship, that Brielmaier himself designed the additional bay on the gatehouse. Brielmaier had a lifelong working relationship with the Archdiocese of Milwaukee and is buried at Calvary.

[4] "New Entrance of Calvary Cemetery," *The Milwaukee Sentinel*, 28 February 1897.

[5] H. Russell Zimmerman, "Noticed by Many, Known by Few," *The Milwaukee Journal*, 30 April 1972.

[6] Tom Richter, Interview by Mead & Hunt, Inc., Milwaukee, Wis., 22 September 2013.

[7] Friends of Calvary Cemetery, "A History of Calvary Cemetery and Chapel," available in Calvary Cemetery Files, Milwaukee Preservation Commission.

Service Building, c.1900, Contributing

The service building was built around 1900 and possibly housed the first well on the property.[8] The building rests on a limestone foundation and is constructed in Cream City brick. It is topped with a hip roof with rounded corners. It has four dormers, a hipped dormer on the east and west sides, and an eyebrow dormer on the north and south. A corbeled, Cream City brick fireplace rises out of the center of the building. Pairs of decorative brackets are spaced evenly beneath the roofline. On the south side, there is a modern garage door and a raised entrance. An additional entrance is located on the west side. Windows are placed evenly on each side of the structure, each being two-over-two, double hung sash windows. Some of the lower portions of the windows have been boarded up. The building is currently used as a service and maintenance building.

Holding Vault, c.1890, Contributing

At the western base of Chapel Hill is a stone vault built into the hill. Originally used to hold bodies through the winter months, it appears to have been constructed in the late 1800s. In 1902 it appears to have been reconstructed with rough cut stone and Gothic flourishes were added. It remained a holding vault until 2001, when it was converted into a new crypt.[9]

Johnston Family Vault, 1865, Contributing

Built into another hill at center of the cemetery, the Johnston Family Vault appears to be the first of its kind in the cemetery. It features a flattened stone arch support by square columns. It is flanked by two stepped retaining walls. The entrance is a central arch supported by two square pilasters. On either side of the door are two arched niches. The tomb was built for Alexander H. Johnston, who started the A.H. Johnston Confectionery & Biscuit Company, which would become the Robert A. Johnston Company.[10]

Deuster Family Vault, 1875, Contributing

The Deuster Family Vault is built into the northern side of Chapel Hill. Built of rough cut stone, it is a simple design with two stone retaining walls. The entrance is an archway with a carved leaf as the keystone. Peter Deuster was the owner of the older German language newspaper in the state, *The Daily Milwaukee Seebote*, and served in the Wisconsin State Assembly, Senate, and U.S. House of Representatives.[11]

Waldeck Family Mausoleum, 1903, Contributing

The Waldeck Family Mausoleum is a large, stone temple structure. The main (south) facade features a temple front that is support by two, stone ionic columns. The center door and the two arched windows are protected by iron fencing. The mausoleum was erected by Lohr & Company by Jacob Waldeck and his wife.[12]

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[8] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[9] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[10] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[11] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[12] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

Cudahy Family Grave, c.1919, Contributing

The Cudahy Family Grave is a raised temple structure supported by Tuscan columns. At the center is a statue of a classically dressed woman holding a ceremonial wreath and looking off to the side. A large arched scallop with across is located at the center of the top if the temple line. Patrick Cudahy started in the meat packaging business, which expanded into land development and banking. The city of Cudahy is named for him. His daughter is believed to have been the model for the statue.[13]

Black Family Mausoleum, c.1899, Contributing

The Black Family Mausoleum appears to be designed after a small, Gothic church. Built of cute stone, it features a steeply pitched gable roof, buttresses, and projecting portico that is supported by two columns. A wrought iron gate guards the entrance. John Black was involved in liquor and wine distribution and the Milwaukee banking business. He was elected mayor of Milwaukee in 1878 and re-elected in 1879.[14]

McMahon Family Mausoleum, 1909, Contributing

The McMahon Family Mausoleum is a large pyramid made of concrete. The square main entrance is on the south side, and has a simple Celtic cross above the entrance. The tomb was designed by Herman Buemming for pharmacist Lawrence McMahon and his wife Jennie, and was planned to "last forever." The finest materials were used to create the pyramid, including quartz aggregate in the concrete, bronze doors, and an interior lines with Italian marble.[15]

John P. Miley Mausoleum, c.1922, Contributing

The John P. Miley Mausoleum appears to be designed after a church. It is built of rough-cut stone, and is covered by a front gable roof. A large stone cross is located at the center of the gable. The main entrance is a large stone arch and the door to the tomb has a designed wrought iron gate. John Miley was prominent in Milwaukee business and was the co-founder of the G.M. Batter Department Store.[16]

Garage, 2002, and Shed, c.1970, Both Noncontributing

Also on the property, located close to the gatehouse, are two noncontributing buildings. The first, located west of the house, is a two-car garage with a raised stone foundation and clad in vinyl siding. This was built in 2002. To the west of the garage is a second, small brick shed with a flat roof and two windows made of 12 glass blocks. This was erected c.1970.

Calvary Cemetery retains a high degree of integrity. While burials are still taking place, the cemetery has retained its size and historic landscaping. Roads, which were originally dirt, have been paved, but they have maintained their original curvilinear layout. No large scale buildings or mausoleums have been added since the 1920s. The only alterations to the layout since the 1950s is the addition of the noncontributing shed and garage. Both were added towards the north edge of the cemetery and do not diminish the integrity of the landscape.

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[13] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[14] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[15] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[16] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

Narrative Statement of Significance:

CRM Context Chapters: ARCHITECTURE

                                         RELIGION

Calvary Cemetery is recommended eligible under *Criterion B: Significant Person* and *Criterion C: Architecture*, applying *Criteria Consideration A: Religious Properties* and *Criteria Consideration D: Cemeteries,* as the collective burial place of numerous persons who made outstanding contributions to the history of Milwaukee and for embodying "high style" qualities of Late Victorian and Classical Revival architecture. The period of significance is 1857 to c.1922, encompassing the establishment and expansion of the cemetery, the dates of construction for the contributing resources, and approximate dates of interment for significant persons. Since the cemetery derives its primary significance from graves of significant persons (*Criterion B*) and from architectural distinction (*Criterion C*), the property satisfies *Criteria Consideration A: Religious Property* and *Criteria Consideration D: Cemetery*. Research did not indicate that the cemetery is distinctly associated with significant events or trends, and the property is therefore not recommended eligible under *Criterion A: History.*

Historical Context

In *Memoirs of Milwaukee County* (1909), Col. J. A. Watrous provides the following account of the first Roman Catholic cemeteries in the city of Milwaukee:

> In the early history of Milwaukee there was a plat of ground in the first ward, near the lake, which was fenced in and used as a burial place for citizens, regardless of their religious views. It later became a Catholic cemetery, and in 1844 Bishop Henni purchased what was known as the "Old Cemetery," situated on Grand Avenue...The "Old Cemetery" consisted of ten acres and contained the dust of several pioneer clergymen. This ground becoming too small, and also being within city limits, what is now known as Calvary cemetery was purchased by the Right Reverend John Henni, Bishop of Milwaukee and consecrated by him on Nov. 2, 1857. This cemetery is located in the town of Wauwatosa and is nicely improved.[17]

As Watrous indicates, Calvary was formally established in 1857, about two decades after the founding of Milwaukee's first Catholic cemetery. The earlier cemeteries are long-abandoned, however, making Calvary the oldest extant Roman Catholic cemetery in the city.

The initial tract of land that Bishop Henni purchased for Calvary was 55 acres in size and located at the intersection of 55th Street and Bluemound Road in the town of Wauwatosa (an area annexed to the City of Milwaukee in the 1920s). All persons buried at the "Old Cemetery" were exhumed and moved to Calvary over the next few years, which included Solomon Juneau, Milwaukee's first permanent white settler, first mayor, and one of the city's three "founding fathers." By 1880 there were approximately 10,000 burials and the cemetery had nearly reached capacity. Bishop Henni then purchased an additional 20 acres, expanding Calvary to its current 75-acre site.[18]

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[17] Jerome Anthony Watrous, *Memoirs of Milwaukee County* (Madison, Wis.: Western Historical Association, 1909), quoted in Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[18] Chasco, "Self-Guided Tour of Historic Calvary Cemetery"; Zimmerman, "Noticed by Many, Known by Few."

The focal point of the cemetery is a rounded hill that is one of the highest points in the city of Milwaukee. The natural landmark is likely the inspiration for the cemetery's name, as the word "calvary" refers to the hilltop near Jerusalem where Jesus was crucified, according to the canonical gospels. To heighten the Christian symbolism, a large wooden cross was initially placed atop the cemetery's knoll.[19] The hill was recognized from the beginning as the cemetery's "principal asset," and has been reserved for deceased members of the clergy (hence the nickname of "Jesuit Hill").[20] In 1899 the prominent hilltop cross was replaced by the current Romanesque-style chapel, designed by noted Milwaukee church architect Erhard Brielmaier.[21] The building has a towering presence despite its relatively small footprint, and features a cruciform plan; cream brick exterior with stone trim; round arched portico with limestone columns; pyramidal roof and domed apses; and arched clerestory windows. The chapel was intended as a mausoleum for local clergy and was used primarily on All Souls Day, Memorial Day, and for masses of special intention. For unknown reasons, only one interment has been made in the mausoleum, which occurred in 1903.[22] The chapel has fallen into some disrepair, but otherwise retains a high degree of integrity.

Brielmaier, who is best known as the architect of the National Register-listed Basilica of St. Josaphat in Milwaukee, also designed Calvary's Victorian Gothic gatehouse. The oldest building on the property was completed in 1897 and is distinctive for its four-story tower and prodigious archway. The gatehouse originally contained the cemetery office and superintendent's living quarters, but has been mostly unused for the past 20 years. Some minor reconfiguration and alteration of the exterior and interior has occurred over time, but overall the building is largely intact.

The obituaries of Brielmaier in the August 30, 1917, editions of the *Milwaukee Free Press* and *Milwaukee Sentinel* proclaim he designed more than 800 Catholic churches during his 50-year career, more than any architect in the country. His firm, E. Brielmaier & Sons, Co., was based in Milwaukee and "earned a national reputation in the line of church architecture."[23] In addition to the Basilica of St. Josaphat, his Milwaukee churches included St. Casimir, St. Lawrence, St. Elizabeth, St. Stanislaus, Holy Ghost, SS. Peter & Paul, St. Rose, and the National Register-listed St. George Melkite.[24] Brielmaier is buried at Calvary.

In addition to the two primary architectural showpieces, Calvary contains eight "high style," classically inspired vaults, graves, and mausoleums. The structures date from between 1865 and 1922, and each possesses elaborate, custom design details representative of the period. In the late nineteenth and early twentieth centuries, funerary architecture was distinctly more formal and monumental, as it was for many building types, such as churches, banks, schools, and courthouses.

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[19] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[20] Zimmerman, "Noticed by Many, Known by Few."

[21] Chasco, "Self-Guided Tour of Historic Calvary Cemetery."

[22] Zimmerman, "Noticed by Many, Known by Few."

[23] "E. Brielmaier, Noted Church Designer, Dies," *Milwaukee Free Press*, 30 August 1917.

[24] "Church Planner Dies," *Milwaukee Sentinel*, August 30, 1917.

Along with Solomon Juneau and Erhard Brielmaier, numerous other significant persons in local history are buried at Calvary. The most prominent of the interred include:

- Frederick Miller, founder of the Miller Brewing Company
- Patrick Cudahy, industrialist and founder of the Patrick Cudahy meat packing company
- John Black, banker and mayor of Milwaukee from 1878 to 1880
- Peter Duester, newspaper proprietor and Congressman
- Philipp Jung, pioneer brewer

Calvary also contains burials of Catholic victims of the 1883 Newhall House fire and numerous cenotaphs (monuments erected in honor of a person or persons whose remains are elsewhere) memorializing those who were lost in the sinking of the *Lady Elgin* in 1860. These were two of the greatest tragedies from Milwaukee's early history.

Evaluation

The most appropriate comparison property to Calvary is the aforementioned Forest Home, also located in Milwaukee and established at a similar time. Forest Home is listed in the National Register under *Criterion B: Significant Persons* as the burial place of numerous early settlers and key figures in the history and development of Milwaukee and Wisconsin, and *Criterion C: Architecture* for the notable design features and historical associations of the cemetery grounds and architectural value of the chapel.[25] At nearly 200 acres in size, Forest Home is much larger in scale to Calvary, but the latter very similarly stands out among Milwaukee cemeteries for its architecture and distinguished interments. Among the burials of some of the city's more prominent historical figures, such as founder Solomon Juneau, Calvary possesses two intact and representative Erhard Brielmaier-designed buildings and eight highly artistic and monumental vaults, graves, and mausoleums. Since the cemetery derives its primary significance from graves of significant persons (*Criterion B*) and from architectural distinction (*Criterion C*), the property satisfies *Criteria Consideration A: Religious Property* and *Criteria Consideration D: Cemetery*. As such, Calvary Cemetery is recommended eligible for the National Register.

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[25] Gail Hunton, "Forest Home Cemetery and Chapel," National Register of Historic Places Inventory Nomination Form (1979).

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"E. Brielmaier, Noted Church Designer, Dies." *Milwaukee Free Press*, August 30, 1917.

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Name and location: Calvary Cemetery, Milwaukee, Milwaukee County

Determination of Eligibility Prepared By:

Name & Company:	Greg Rainka and Katie Kaliszewski, Mead & Hunt, Inc.

Address:	6501 Watts Road			Phone:	608-273-6380
City:	Madison	State:	WI	Zip:	53719
Email:	greg.rainka@meadhunt.com			Date:	October 2013

Sub-contracting to:					
Address:				Phone:	
City:		State:		Zip:	
Email:				Date:	

Photographs:

Calvary Cemetery
5503 West Bluemound Road
City of Milwaukee, Milwaukee County, Wisconsin
Photographer: Mead & Hunt
Date: September 2013

Photograph 1 of 23
Calvary Gatehouse
View facing south

Photograph 2 of 23
Calvary Gatehouse – interior parlor

Photograph 3 of 23
Calvary Cemetery
View facing north

Photograph 4 of 23
Calvary Cemetery
View facing west

Photograph 5 of 23
Calvary Cemetery
View facing east

Photograph 6 of 23
Calvary Cemetery
View facing north

Photograph 7 of 23
Calvary Chapel
View facing west

Photograph 8 of 23
Calvary Chapel – side altar

Photograph 9 of 23
Calvary Chapel – central altar

Photograph 10 of 23
Holding Vault
View facing east

Photograph 11 of 23
Service Building
View facing east

Photograph 12 of 23
Deuster Family Vault
View facing southeast

Photograph 13 of 23
Johnston Family Vault
View facing north

Photograph 14 of 23
Catholic Veterans Section
View facing south

Photograph 15 of 23
Waldeck Family Mausoleum
View facing north

Photograph 16 of 23
Cudahy Family Monument
View facing south

Photograph 17 of 23
Black Family Mausoleum
View facing north

Photograph 18 of 23
McMahon Family Mausoleum
View facing northwest

Photographs 19 of 23
Miley Family Mausoleum
View facing north

Photographs 20 of 23
Newhall Hotel Fire Monument
View facing east

Photograph 21 of 23
Solomon Juneau Grave and Monument
View facing west

Name and location: Calvary Cemetery, Milwaukee, Milwaukee County

Photograph 22 of 23
Garage
View facing north

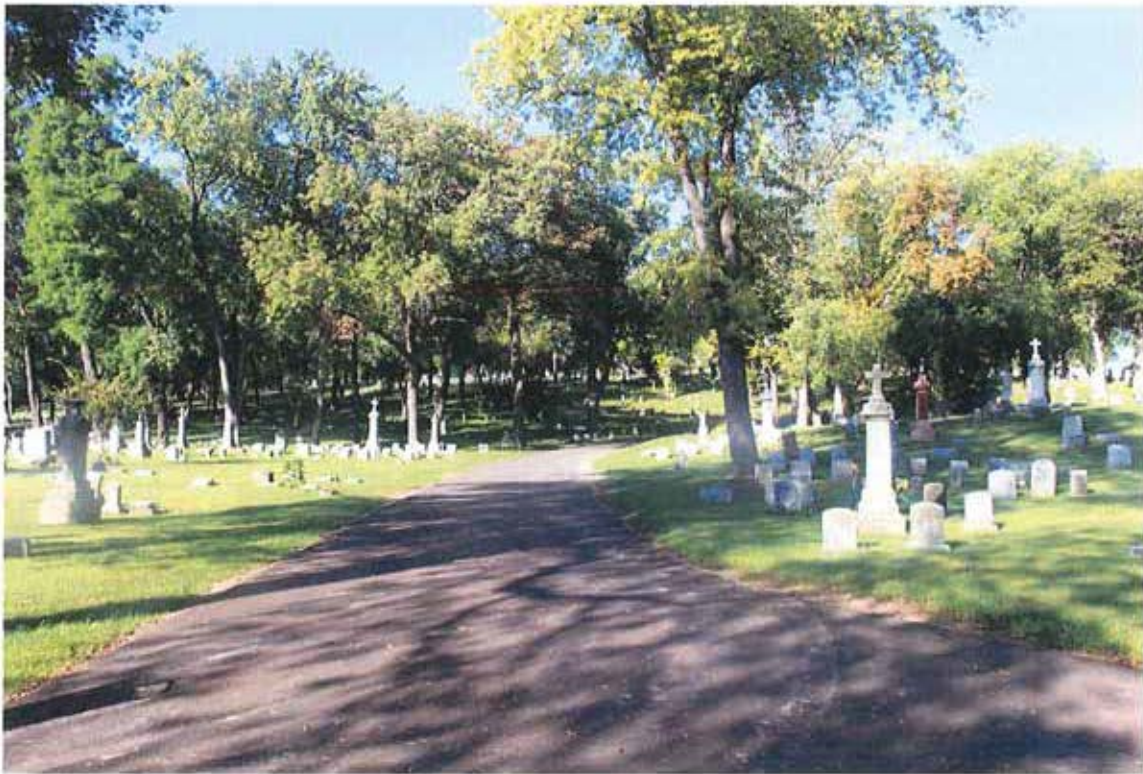*Photograph 23 of 23*
Shed
View facing north

Photograph 1 of 23. Calvary Gatehouse, view facing south.

Photograph 2 of 23. Calvary Gatehouse – interior parlor.

Photograph 3 of 23. Calvary Cemetery, view facing north.

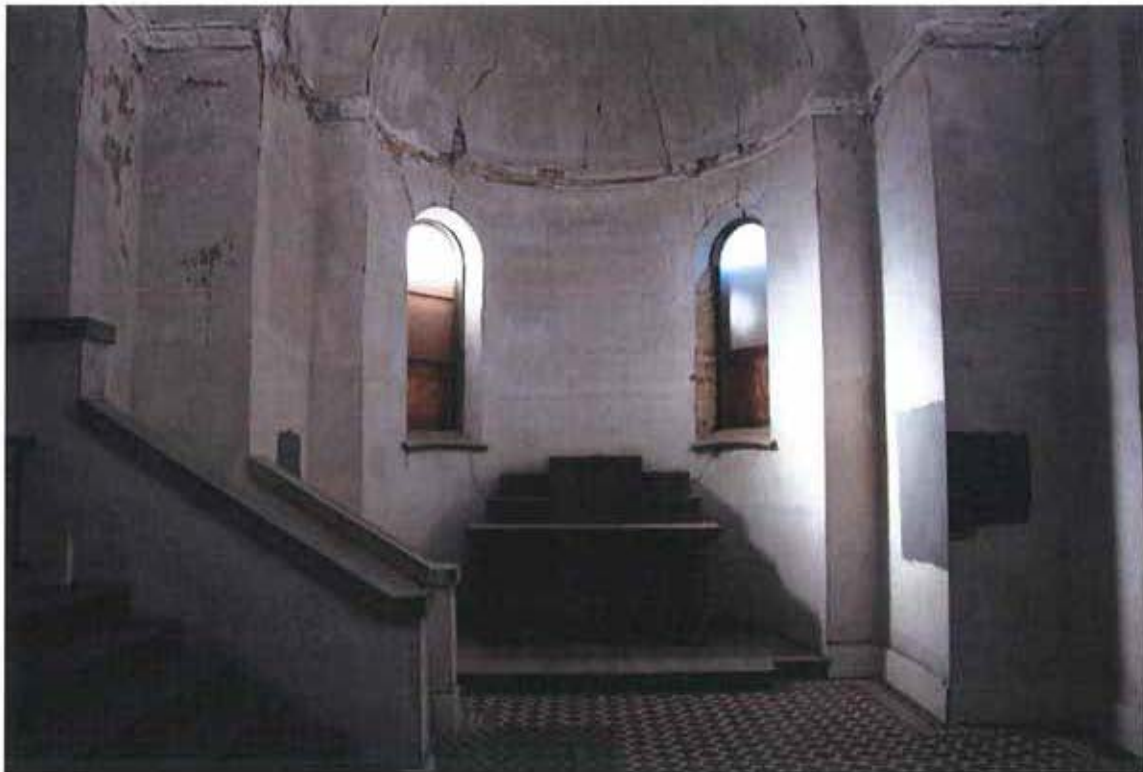
Photograph 4 of 23. Calvary Cemetery, view facing west.

Photograph 5 of 23. Calvary Cemetery, view facing north.

Photograph 6 of 23. Calvary Chapel, view facing east.

Name and location: Calvary Cemetery, Milwaukee, Milwaukee County

Photograph 7 of 23. Calvary Chapel, view facing west.

Calvary 8 of 23. Calvary Chapel – side altar.

Photograph 9 of 23. Calvary Chapel – central altar.

Photograph 10 of 23. Holding Vault, view facing east.

Photograph 11 of 23. Service Building, view facing east.

Photograph 12 of 23. Deuster Family Vault, view facing east.

Photograph 13 of 23. Johnston Family Vault, view facing north.

Photograph 14 of 23. *Catholic Veterans Section, view facing southwest.*

Photograph 15 of 23. *Waldeck Family Mausoleum, view facing north.*

Photograph 16 of 23.   Cudahy Family Monument, view facing south.

Photograph 17 of 23.   Black Family Mausoleum, view facing north.

Photograph 18 of 23. McMahon Family Mausoleum, view facing northwest
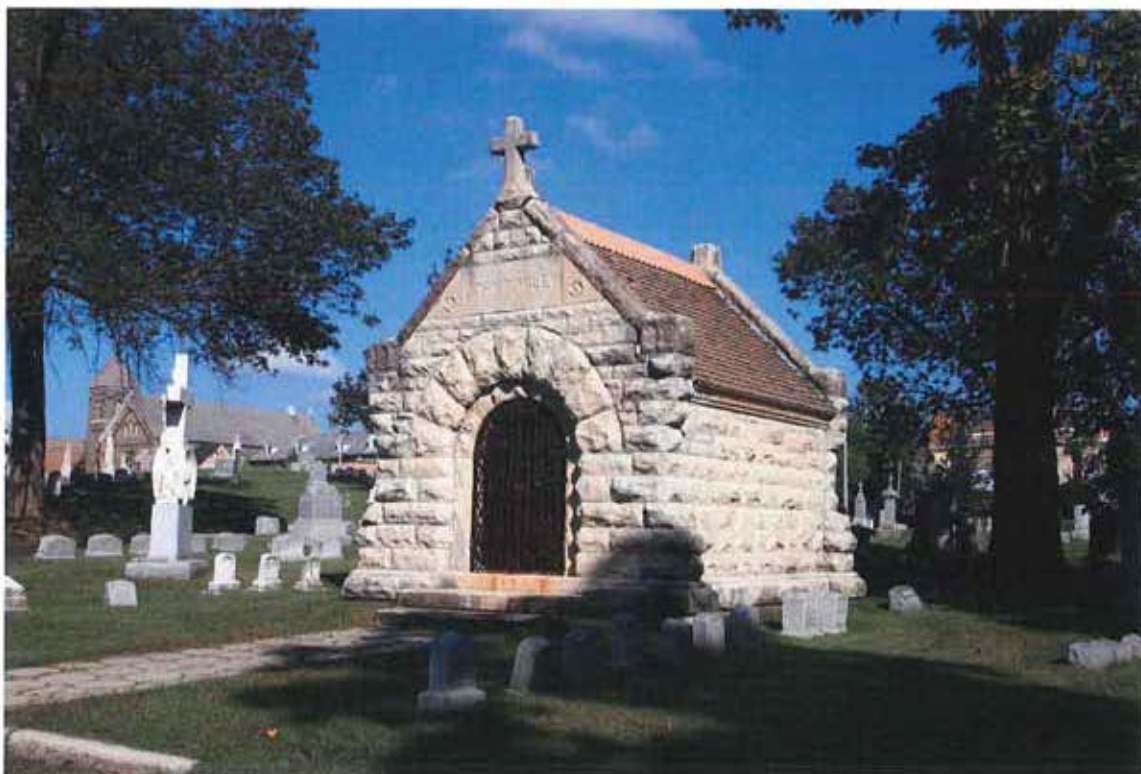
Photograph 19 of 23. Miley Family Mausoleum, view facing north.

Photograph 20 of 23. Newhall Hotel Fire Monument, view facing east.
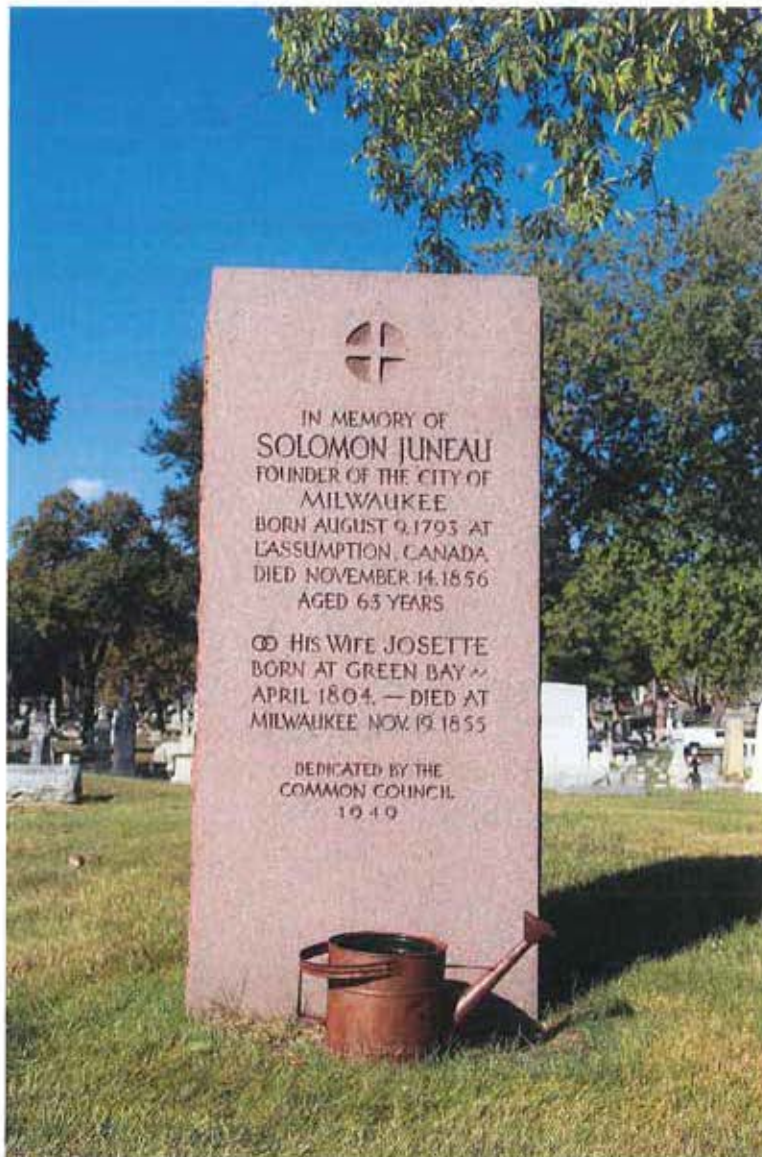
Photograph 21 of 23. *Solomon Juneau Monument and Grave, view facing west.*

Photograph 22 of 23. Garage, view facing north.

Photograph 23 of 23. Shed, view facing north.

CALVARY CEMETERY
5503 West Bluemound Road
Milwaukee, Milwaukee County

West Bluemound

Mitchell

13

12

1

11

10

Saint Paul

7

9

5

Hawley

3

2

8

4

6

Park Hill

Mitchell

220 feet

Dana

370 feet

Ramp

94

Exit 308A

94

0   180   360   720   1,080   1,440
                                                      Feet

N

Legend

Contributing Resource

Noncontributing Resource

Historic Boundary

1. Calvary Gatehouse
2. Calvary Chapel
3. Service Building
4. Holding Vault
5. Deuster Family Vault
6. Johnston Family Vault
7. Waldeck Family Vault
8. Cudahy Family Monument
9. Black Family Mausoleum
10. McMahon Family Mausoleum
11. Miley Family Mausoleum
12. Garage
13. Shed

Calvary Cemetery
5503 West Bluemound Road
City of Milwaukee, Milwaukee County
WisDOT ID 1060-27-00

IH-94 East-West Corridor Study

Wisconsin Historical Society
Determination of Eligibility Form

WisDOT Project ID #:   1060-27-01

WHS #:

Property Name(s):   Paradise Theater
Address/Location: 6229 W. Greenfield Avenue
City & County: City of West Allis, Milwaukee County   **Zip Code:**   53214-5045
Town: **Range:**   **Section:**
Date of Construction: 1929

WisDOT Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

 X Meets the National Register of Historic Places criteria.
___Does not meet the National Register of Historic Places criteria.

Rebecca Burkel, WisDOT Historic Preservation Officer   **Date**

State Historic Preservation Office

In my opinion, the property:

___Meets the National Register of Historic Places criteria.
___Does not meet the National Register of Historic Places criteria.

Jim Draeger, State Historic Preservation Officer   **Date**

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI   53706

Classification:

Ownership	Type of Property:		# of Contributing	# of Non-Contributing
X private	X building(s)	→	1	
___ public	___ site	-->		
If public, specify:	___ structure	-->		
	___ object	-->		
	___ district	Total:	1	0

Function/Use:

Historic Function(s):   RECREATION AND CULTURE: Theater; COMMERCE/TRADE: Business

Current Function(s):   RELIGION: Religious facility; COMMERCE/TRADE: Restaurant

Architectural Style(s):   LATE 19TH AND 20TH CENTURY REVIVALS: Period Revival

Criteria:

___	A (history)	**Areas of Significance:**	Architecture
___	B (important persons)	**Period of Significance:**	1929
X	C (architecture/eng.)	**Significant Dates:**	1929
___	D (archaeology)	**Significant Person:**	
		Cultural Affiliation:	N/A
		Architect/Builder:	Urban F. Peacock (architect)

Criteria Considerations:

___ A (owned by religious institution)		___ E (reconstruction)
___ B (moved)		___ F (commemorative)
___ C (birthplace/grave)		___ G (<50 years old)
___ D (cemetery)		

ATTACHMENT CHECKLIST

☒ Historic boundary map
☒ Labeled, professionally printed color photographs
☒ USGS map with UTM coordinates

Property Info:

Acreage of Property: Less than one acre

UTM Reference:	16	419228	4762909
	Zone	Easting	Northing

Verbal Boundary Description:

The historic boundary of the property is an irregular polygon measuring approximately 153 feet by 275 feet by 12 feet by 237 feet.

Boundary Justification:

The historic boundary reflects the property's current lot lines, the parcel of which is otherwise known as: ASSESSORS PLAT NO. 271 LOT 1 BLK 1.

Methodology:

The 2007 *Historical & Architectural Resources Survey, City of West Allis, Milwaukee County* identified the subject movie theater as a very good example of a 1920s theater that exhibits a high degree of interior and exterior integrity. Research for this Determination of Eligibility included contacting the West Allis Historical Society. As well, previous research on the Paradise Theater conducted for the Historic Milwaukee, Inc. 2002 "West Allis - The Early Years" Spaces & Traces tour was reviewed. The theater's dedication program printed at the time of its opening was examined, as was a newspaper clipping file for the theater. A site visit was conducted and representatives of the current property owner, Epikos Church, provided information regarding the history of the property since their ownership of it began in 2012. As a result of this research, Paradise Theater is recommended eligible for the National Register of Historic Places.

Narrative Description:
(Describe the property in two pages or less.)

The former Paradise Theater is located on a triangular-shaped lot formed by the intersection of West Greenfield and West National avenues in the City of West Allis, Milwaukee County. Situated at the "Six Points" intersection of West Allis, a circa 1912 bank building and circa 1903 tavern are located across the intersection, while a mid-to-late-twentieth-century building is located directly behind the theater. The subject theater building abuts the sidewalks on its Greenfield and National avenues elevations, as well as on its eastern entrance elevation. Trees and modern streetlights are situated within the sidewalks. A narrow alley separates the rear (west) façade from the neighboring building. The Paradise Theater is the only resource on the property and it is considered eligible for the National Register of Historic Places.

Theater (Contributing, 1929)[1]:

The Paradise Theater building is a two- and three-story, triangular brick building featuring glazed terra cotta decorative detailing. The theater itself comprises the majority of the building with the marquee located in the center of the building on the Greenfield Avenue façade. The retail and former office spaces portion of the building is two stories, while the theater portion of the building is three stories.

The building is of tile construction with brick veneer. Its nine bays on the Greenfield Avenue façade are separated by fluted, terra cotta pilasters featuring a mottled glaze finish (photo #2 of 16). A pentagonal terra cotta section at the top of each pilaster is decorated in a floral motif (photo #5 of 16). Between the pilasters are modern storefront windows on the first floor. On the second floor, a rectangular brick pattern surrounding each of three windows (per bay) is accentuated with terra cotta rosettes (photo #5 of 16). A terra cotta string course runs beneath the second story windows on the Greenfield Avenue and National Avenue facades and similarly features a mottled glaze finish. The theater portion of the National Avenue elevation is composed of common brick and is largely devoid of openings (photo #1 of 16).

The modern marquee is set in the center of the Greenfield Avenue façade in a three-story section that contains three, tall, round-arched, window openings with terra cotta keystones on the uppermost level (photo #3 of 16). Curvilinear walls flank the entrance to the theater. The ticket booth has a tiled lower portion with diminutive paneled pilasters separating the panes of glass in the upper section (photo #4 of 16).

The eastern end of the building is adorned with a corner tower topped with a copper-covered dome that is currently painted blue (photos #1 & 2 of 16). The corner tower is accentuated with decorative terra cotta. Similar to the theater portion of the building on the National Avenue façade, the rear (west) elevation is composed of common brick. Window openings on the rear elevation contain glass block (photo #6 of 16).

The interior configuration originally featured seven stores on the first floor and sixteen offices on the second floor in addition to the theater, which contains approximately 1,300 seats. Currently, the individual storefronts east of the Greenfield Avenue theater entrance are a single open space with modern finishes (photo #16 of 16). Similarly, the storefronts west of the theater entrance also are a single open space. On

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[1] "Dedicate New Building," *West Allis Star*, 28 November 1929.

the second floor, offices have been reconfigured to serve as classrooms. A drop-ceiling has been installed and the original terrazzo flooring remains in the corridors (photos #14 & 15 of 16). The theater portion of the building – including the ticket foyer, lobby and auditorium – retains most of its original features. The ticket booth remains in the foyer, which features its original ceramic tile floor and plaster moldings on the walls and ceiling (photo #9 of 16). The carpeted theater lobby has a grand staircase with a sea-animal balustrade and large newel-posts with a spiral design (photo #8 of 16). The lobby also contains decorative shield with ribbon plaster moldings in arches on either side of the staircase (photo #7 of 16). Containing its original seats, the auditorium has a rectangular-shaped domed ceiling and features a balcony and stage (photos #10-12 of 16). Side wall arched-panels lining the seating area are outlined by plaster molding in a fruit and floral motif and are topped with pendentives containing decorative stencil work (photo #13 of 16). This fruit and floral plaster molding also outlines the proscenium arch framing the stage opening. Decorative grilles are found in between the arched-panels. The current view of both the theater auditorium and lobby strongly resembles published 1929 and 1935 images of these interior spaces (see historic images included in this document).

Exterior alterations to the building include the removal of the original Fox Paradise sign over the main theater entrance in 1950. The original marquee was replaced as well. Following their acquisition of the building in 2012, Epikos Church installed the existing fenestration and marquee (the third marquee in the theater's history).[2]

On the interior, the storefronts area east of the theater entrance was remodeled to contain the existing coffee shop, while the storefronts area west of the theater entrance currently serves as a large youth recreation space. Former office space on the second floor has been reconfigured to serve Epikos Church's youth ministries program including its Sunday school. Although the theater's ticket foyer, lobby and auditorium retain a high degree of integrity, alterations to these areas include the removal of the original chandeliers from the lobby. The paint scheme in the lobby was restored to its existing tan and gold colors in the 1990s by former theater manager, Charles Tennessen. In the auditorium, balconettes found on each side of the stage opening were removed in the 1950s when the theater's air conditioning system was upgraded. The original Barton pipe organ situated in the orchestra pit in front of the stage has been removed and the stage extended over the orchestra pit. As well, the curtains seen in the historic photograph of the auditorium have been removed. The original auditorium seats remain and were reupholstered in the 1990s. Epikos Church has added lighting and ceiling fan fixtures in the auditorium, otherwise, their work in the ticket foyer, lobby and auditorium largely consisted of cleaning up these interior spaces.[3]

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[2] Historic Milwaukee, Inc., Paradise Theater Research & Tour Script, On file at Heritage Research, Ltd., Menomonee Falls, WI; Caleb Smith, Executive Pastor, Epikos Church, Conversation with Michael T. McQuillen, 16 April 2015, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

[3] Ibid.

Narrative Statement of Significance:
(Describe the context in which you have evaluated the property and give a summary statement of significance, preferably in no more than two pages.)

CRM Context Chapters: Architecture

Statement of Significance:

The Paradise Theater was evaluated for the National Register under Criterion A, B and C. No evidence was found to suggest eligibility under Criterion B. The Paradise Theater was part of the leisure activities of West Allis residents for over six decades and, notably, it was the last neighborhood theater to close, that occurring in 1996. Despite that information, the theater is not considered eligible under Criterion A. Regarding Criterion C, the building is not representative of any one particular architectural style featuring classical elements and some Art Deco elements. However, more importantly, the interior of the theater – both the lobby and the auditorium – remains largely intact. Indeed, the architectural goal of the Paradise appears to be general opulence, rather than adherence to any particular style. Paradise Theater promotional materials boasted that theater featured "an adaptation of the French Renaissance style," which, in the auditorium, took the form of plaster moldings in a fruit and floral motif. The lobby retains its grand staircase and also features decorative plaster moldings. Even the ticket foyer is given finishing touches in the form of a ceramic tile floor and simple plaster moldings on the walls and ceiling. Historic period elements such as the auditorium seating and ticket booth also remain. As a property type, the Paradise Theater is a significant local example of a building type that was once commonly found in downtown and/or "neighborhood" areas of most communities throughout the United States in the 1920s. Finally, the 2007 *Historical & Architectural Resources Survey, City of West Allis, Milwaukee County* identified it as potentially eligible as a very good example of a 1920s theater that exhibits a good degree of interior or exterior integrity. Based on this information, the Paradise Theater is considered to be eligible for the National Register under Criterion C.

Historical Background:

The general history of the City of West Allis is discussed in several sources, including the *Historical & Architectural Resources Survey, City of West Allis, Milwaukee County*. Briefly summarized, the origins of West Allis are tied directly to the early settlement of the City of Milwaukee. Indeed, as the Milwaukee settlement grew, other settlers pushed further into the interior of Milwaukee County and set up other small, pioneer communities. In the 1860s, the Mukwonago Plank Road was built. This was a toll road laid over the old Indian trail, which is now National Avenue. Where this road passed two other trails at the present-day intersection of National and Greenfield avenues with 61st Street became known as "Old Six Points." Railroads soon followed and the area became a natural choice for factories wishing to relocate, since it offered reasonable transportation and housing opportunities for workers, as well as room for expansion. The Village of West Allis was incorporated on 28 June 1902 with a population of 1,018 and, within five years, West Allis chartered as a city. Its population rapidly grew reaching 16,500 residents by 1919 and 34,671 inhabitants in 1930.[4]

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[4] Traci Schnell (Heritage Research, Ltd.), *Historical & Architectural Resources Survey, City of West Allis, Milwaukee County* (West Allis, WI: City of West Allis Historical Commission, 2007), 5-7.

Resource-Specific History:

Built at a cost of $200,000, the Paradise opened to the public with much fanfare on Thanksgiving Day, 28 November 1929, beginning with a parade down West Greenfield Avenue following the annual high school football game. Fox-Midwesco Theatres, Inc. was the driving force behind its construction. Indeed, the *West Allis Star* reported that the theater "has been designed, built, decorated and equipped under the direction of Fox-Midwesco."[5] This was common at the time when a number of large Hollywood studios, including Fox, Warner Brothers, Paramount, and Universal, opened theaters as venues for their films. Fox-Midwesco operated approximately 1,250 theaters nationally in 1929. In addition to the theater, the building contained space for seven stores on the first floor and sixteen offices on the second floor.

In its dedication program, Fox-Midwesco highlighted its commitment to serving its theater patrons:

> When you enter a Fox-Midwesco theater the entire staff is pledged to render quiet, efficient attention that you may comfortably enjoy yourself to the utmost… all our ushers attend daily lectures and drills in order to learn how to properly serve the public silently, quickly and efficiently. They are selected for appearance, character and ambition.[6]

The first manager of the Paradise Theater was Robert E. Lewis, a former vaudeville actor who had done promotion work for Fox. Early businesses that occupied the building included a drug store, beauty shop, dress shop, confectioners and dancing academy. Offices featured numerous professionals including physicians, dentists, lawyers, insurance agents and accountants.[7]

Despite the general decline of many movie theaters after 1950, the Paradise Theater remained in operation until 1996. Later in its life, the theater was leased by the Cream City Theater Corporation and operated by a largely volunteer staff, which showed second-run movies and classic films. Charles Tennessen, part owner of the Cream City Theater Corporation, managed the Paradise from 1989 until the theater closed in 1996. He undertook some of the early restoration efforts including the existing paint scheme in the lobby. The theater had a few owners after it stopped showing films and was even threatened with demolition until it was purchased by Epikos Church in 2012. Worshiping at the former Westminster Presbyterian Church at 2308 E. Belleview Place in Milwaukee, Epikos invested nearly $2 million in the revitalization of the Paradise Theater in order to establish a satellite location for their growing church.[8]

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[5] "Dedicate New Building," *West Allis Star*, 28 November 1929.

[6] "Paradise Theatre: Dedicated to the City of West Allis, Thursday, November 18, 1929," Page 24, Inaugural program in possession of Epikos Church, current owner of the Paradise Theater.

[7] Historic Milwaukee, Inc., Paradise Theater Research & Tour Script, On file at Heritage Research, Ltd., Menomonee Falls, WI.

[8] Paradise Theater, Historical Newspaper Clippings (1929-1996), In possession of Epikos Church, current owner of the Paradise Theater; Sue Pierman, "Paradise by the marquee lights," *Milwaukee Journal*, November 1989; Annysa Johnson, "Epikos Church to reach out with West Allis satellite," *Milwaukee Journal Sentinel*, 13 May 2012.

Architecture:

The architecture of movie houses is discussed at length in Naylor's *American Picture Palaces: The Architecture of Fantasy*. In this book, Naylor describes the building type, as well as the general building program of motion picture theaters. A larger excerpt of this information is found in the National Register Nomination for the Sheboygan Theater, prepared by Timothy Heggland, in 1998. However, a smaller section from Naylor's book follows:

> Aside from the skyscraper, no building type is more clearly representative of twentieth-century American architecture than the movie palace. The palace architects were faced with a building program almost unrivaled in their day in complexity, requiring vast collections of rooms under one roof often situated on ridiculously irregular plots of land. British architect Clifford Worthington wrote in 1931, "Of all buildings, none are more fascinating to design, or difficult to construct than the cinema." Nonetheless, the movie palaces went up all around the country, often at breakneck speed. During the peak construction years, 1925 through 1930, even the largest theaters were usually completed under a year, although the workmen may not have tacked down the last piece of carpeting until a few minutes before the opening.

> The theaters were a spectacle in their own right. The movie palaces were not built just to express the romantic extremes of architectural design, but also to serve a purpose purely economic in nature; to draw patrons to the box office.

> The exteriors of the movie palaces helped to fulfill this end. While rarely as opulent or exotic as the interiors, the facades were still quite distinct from the surrounding cityscape. Even if the theater were houses within an office block it could be distinguished by its broad canopy marquee, often supplemented by a towering vertical marquee.[9]

Although the Paradise Theater included a larger business block, the façade of the building was distinctive and did not resemble anything else in the neighborhood. The building is not representative of any particular architectural style featuring classical elements, some Art Deco elements and "an adaptation of the French Renaissance style of architecture used in decorating the auditorium and outer lobby" that relies on a fruit and floral motif.[10] Indeed, the architectural goal of the Paradise appears to be general opulence rather than adherence to any particular style. The building's decorative features include its glazed terra cotta on the exterior, which has a mottled finish. Elements executed in terra cotta include the building's fluted pilasters topped with a floral motif, as well as multiple rosettes, a stringcourse and keystones over the round-arched window openings. The corner tower and dome at the eastern end of the building is further adorned with decorative terra cotta.

This eclectic ornamentation is also found on the interior. The lobby contains a grand staircase featuring a sea-animal balustrade and large newel-posts with a spiral design. Decorative shields with ribbons are found in arches on either side of the staircase. The auditorium has a rectangular-shaped domed ceiling. Side wall arched-panels lining the seating area are outlined by plaster molding in a fruit and floral motif

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[9] Information from David Naylor's book, *American Picture Palaces: The Architecture of Fantasy* (New York: Van Nostrand Reinhold Company, 1981), 32-40, also found in "Sheboygan Theater," National Register Nomination Form, Prepared by Timothy F. Heggland for the City of Sheboygan, May 1998, Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

[10] "Paradise Theatre: Dedicated to the City of West Allis, Thursday, November 18, 1929," Page 5.

and are topped with pendentives containing decorative stencil work. This fruit and floral plaster molding also outlines the proscenium arch framing the stage opening. Decorative grilles are found in between the arched-panels. Seating in the auditorium is original and has been reupholstered. Even the ticket foyer is given finishing touches in the form of a ceramic tile floor and simple plaster moldings on the walls and ceiling. The interior retains a high degree of integrity as exemplified by the fact that its existing condition strongly resembles published 1929 and 1935 images of the interior (these historic images are included in this document).

The Paradise Theater was designed by Urban F. Peacock. Urban Peacock was born on 25 May 1891 and attended St. John's Cathedral School. After completing high school, he worked as an office boy for architect Herman Buemming in 1909. Thereafter, he went to the Columbia University School of Architecture from 1910 to 1913 and returned to Buemming's firm in Milwaukee. By 1920, Peacock was the chief draftsman for Buemming; however, he chose to partner with Armin Frank and established the firm Peacock & Frank. During the firm's eight-year tenure they designed such buildings as the Ambassador Hotel (2308 W. Wisconsin Avenue, Milwaukee) and the Carlton Apartments (1940 N. Prospect Avenue, Milwaukee). After 1928, Peacock worked independently and it was during this period that he designed the Paradise Theater. In 1932, he worked as a draftsman for the Board of Education. Briefly, in 1939, he worked for architect Arthur Runzler, then returned to work independently until 1945. That year, he joined Myles Belongia to form Peacock & Belongia; however, he again returned to a sole proprietorship in 1949. Finally, Peacock was a member of the Milwaukee Board of Standards and Appeals from 1953 to 1963; he died on 16 December 1965.[11]

The dedication program for the Paradise Theater provides the following description of Urban F. Peacock:

> The position Mr. Peacock holds in the field of Theatre Planning is indicated by the fact that many of the outstanding amusement structures have been planned by him. His unparalleled skill in combining art and beauty has brought forth many features that make the Paradise Theatre a superb palace of entertainment.[12]

Other theaters designed by Urban Peacock – all during the period of his partnership with Armin Frank – include the Egyptian Theater (Nonextant, built 1926), Bay/Lake Theater (AHI #27761, 2893 S. Delaware Avenue, Milwaukee, built 1926) and Venetian Theater (AHI #111122, 3629 W. Center Street, Milwaukee, built 1927).

Summary:

Initially identified as potentially eligible in the 2007 *Historical & Architectural Resources Survey, City of West Allis, Milwaukee County*, the Paradise Theater is considered eligible for the National Register under Criterion C as a very good example of a 1920s theater that exhibits a high degree of exterior and interior integrity.

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[11] Traci Schnell (Heritage Research, Ltd.), *Historical & Architectural Resources Survey, City of West Allis, Milwaukee County*, 51; "Prospect Avenue Apartment Buildings Historic District," National Register nomination, Prepared by Les Vollmert/Carlen Hatala for the Department of City Development, Milwaukee (23 February 1989).

[12] "Paradise Theatre: Dedicated to the City of West Allis, Thursday, November 18, 1929," Page 4.

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"Paradise Theatre: Dedicated to the City of West Allis, Thursday, November 18, 1929." Inaugural program in possession of Epikos Church, current owner of the Paradise Theater.

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Determination of Eligibility Prepared By:

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Address:	N89 W16785 Appleton Avenue	Phone:	(262) 251-7792
City:	Menomonee Falls State: WI	Zip:	53051
Email:	mmcquill@hrltd.org	Date:	April 2015

Sub-contracting to:	Benjamin Goldsworthy/**CH2M Hill**		
Address:	135 S. 84th Street, Suite 325	Phone:	(414) 847-0418
City:	Milwaukee State: WI	Zip:	53214
Email:	Benjamin.Goldsworthy@ch2m.com	Date:	April 2015

Photographs: (All photos by Michael T. McQuillen in April 2015)

PARADISE THEATER (Perspective view – National Avenue elevation)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to northwest
Photo #1 of 16

PARADISE THEATER (Perspective view – Greenfield Avenue elevation)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to southwest
Photo #2 of 16

PARADISE THEATER (Greenfield Avenue elevation entrance)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to south
Photo #3 of 16

PARADISE THEATER (Greenfield Avenue elevation entrance & ticket booth)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to southeast
Photo #4 of 16

PARADISE THEATER (National Avenue elevation detail)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to northwest
Photo #5 of 16

PARADISE THEATER (Rear elevation)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to south
Photo #6 of 16

PARADISE THEATER (Interior – theater lobby)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to south
Photo #7 of 16

PARADISE THEATER (Interior – theater lobby stairs)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to southwest
Photo #8 of 16

PARADISE THEATER (Interior – ticket booth)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View to northeast
Photo #9 of 16

PARADISE THEATER (Interior – theater auditorium, view toward stage)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View toward theater stage
Photo #10 of 16

PARADISE THEATER (Interior – theater auditorium, view toward stage showing ceiling detail)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View toward theater stage
Photo #11 of 16

PARADISE THEATER (Interior – theater auditorium, view from stage toward seating area/balcony)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
View from stage toward seating area/balcony
Photo #12 of 16

PARADISE THEATER (Interior – theater auditorium detail)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
Photo #13 of 16

PARADISE THEATER (Interior – second floor corridor, former office space)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
Photo #14 of 16

PARADISE THEATER (Interior – second floor, former office space)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
Photo #15 of 16

PARADISE THEATER (Interior – first floor, former storefronts area)
6229 W. Greenfield Avenue
City of West Allis, Milwaukee County, WI
Photo #16 of 16

Photo #1 of 16

Photo #2 of 16

Photo #3 of 16

Photo #4 of 16

Photo #5 of 16

Photo #6 of 16

Photo #7 of 16

Photo #8 of 16
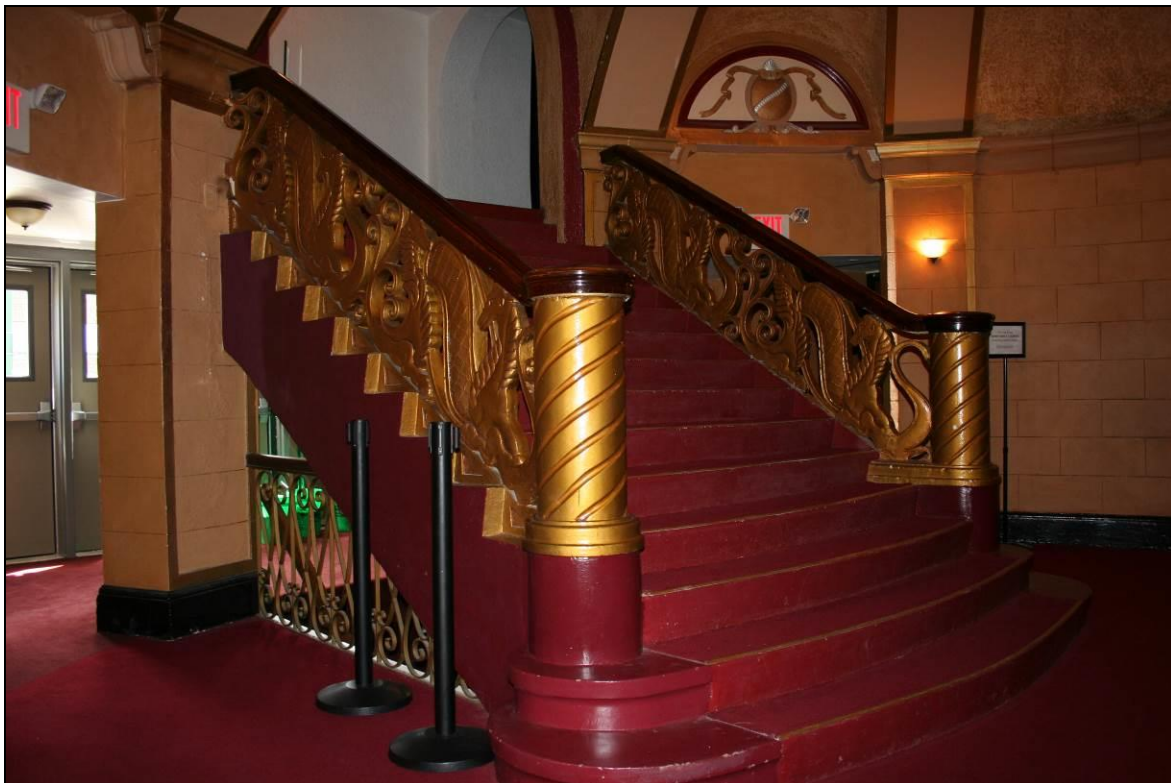
Photo #9 of 16

Photo #10 of 16

Photo #11 of 16

Photo #12 of 16
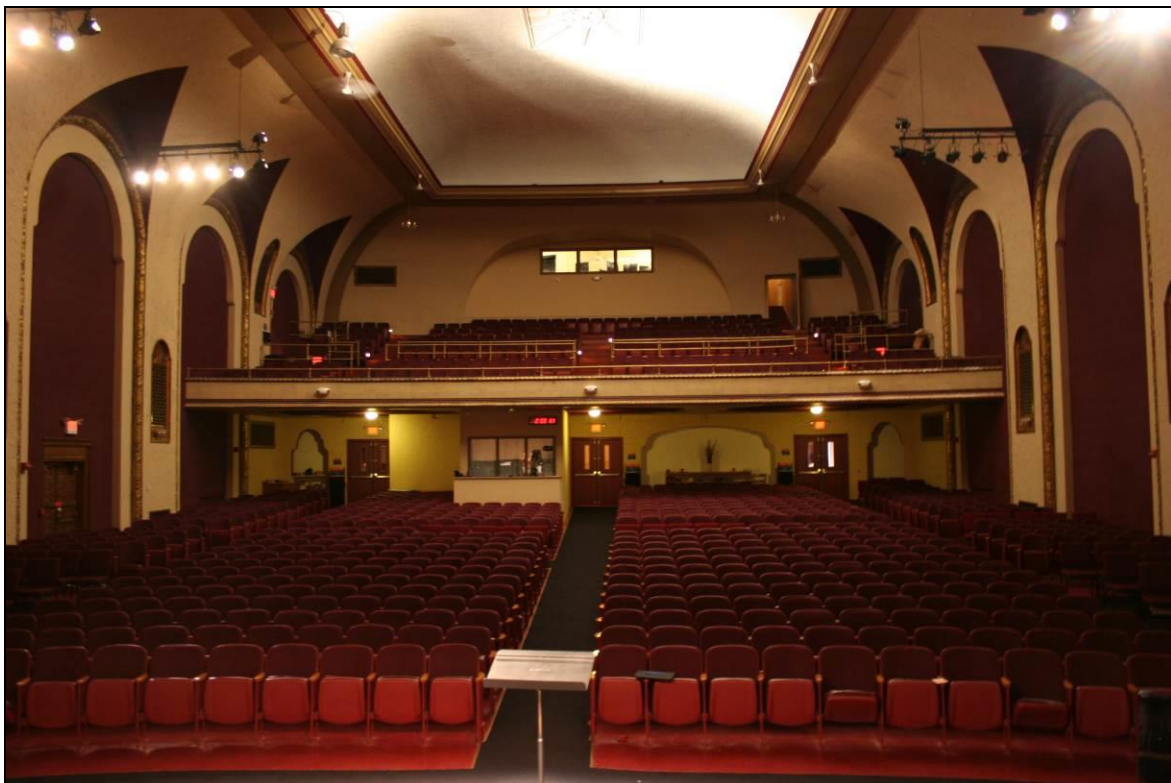
Photo #13 of 16

Photo #14 of 16
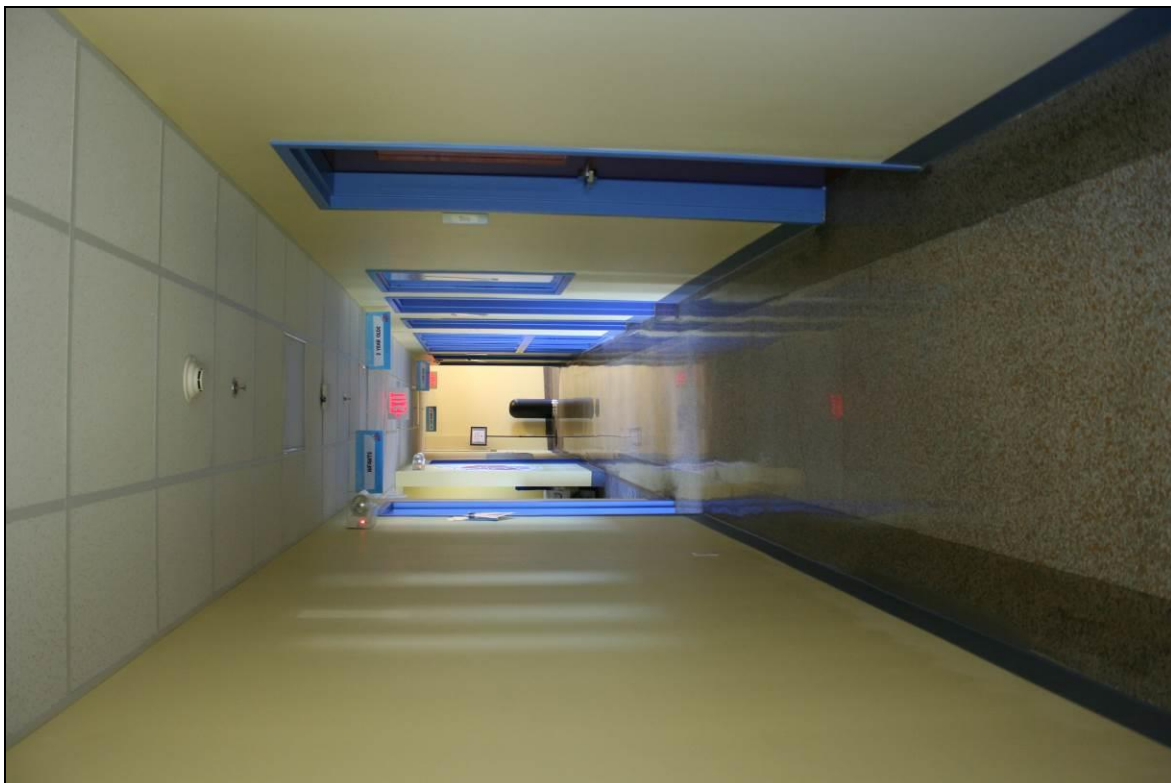
Photo #15 of 16

Photo #16 of 16
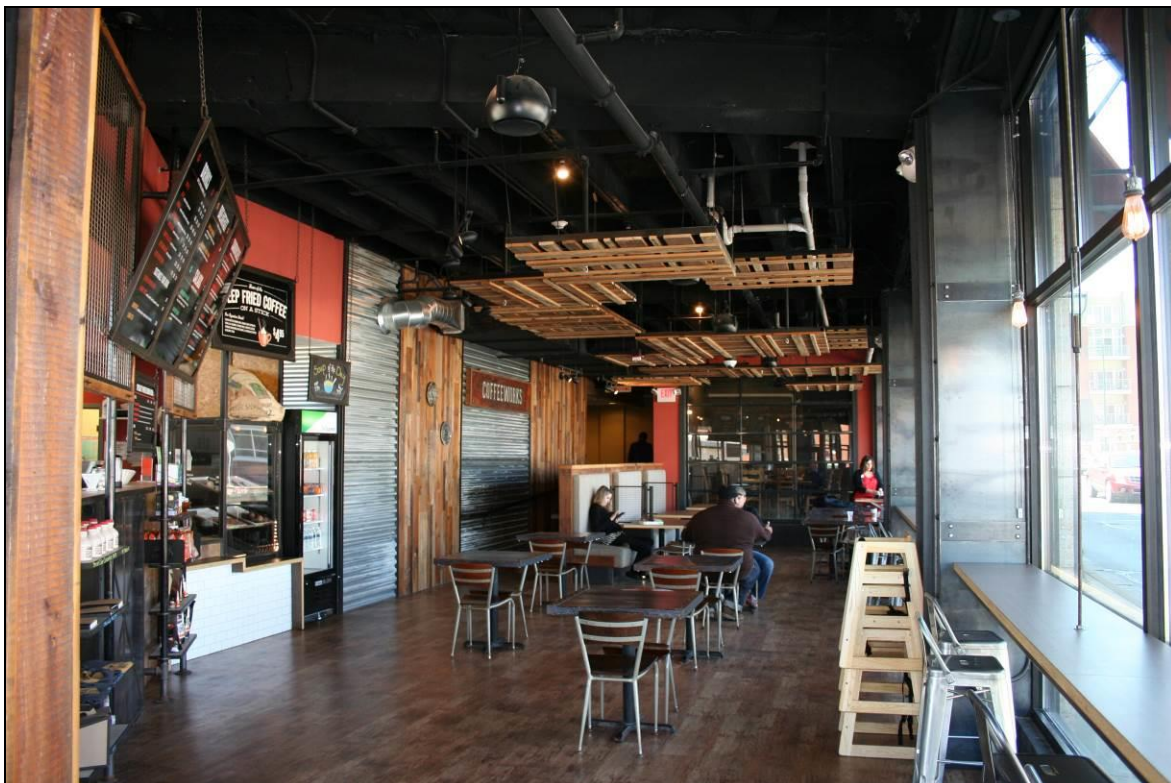
Historic photograph of the Paradise Theater:

Theater auditorium, 1929, image included in "Paradise Theatre: Dedicated to the City of West Allis, Thursday, November 18, 1929" inaugural program. Compare to photograph #10.

Historic photograph of the Paradise Theater:
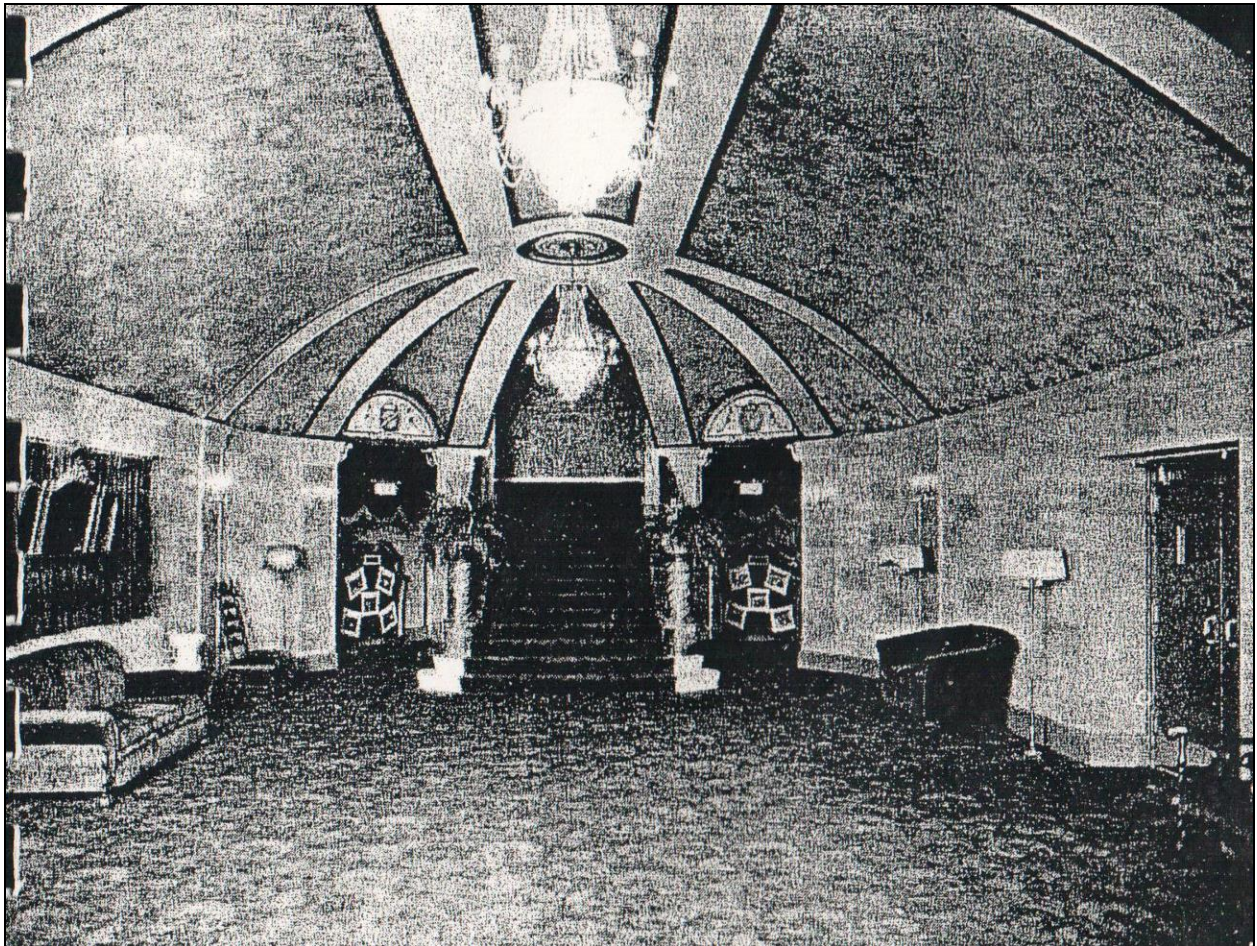
Theater lobby, 1935, image included in "Paradise Theater, Historical Newspaper Clippings (1929-1996)." Compare to photograph #7.

Paradise Theater
6229 W. Greenfield Avenue
City of West Allis
Milwaukee County, WI

Sketch Map showing historic boundary:
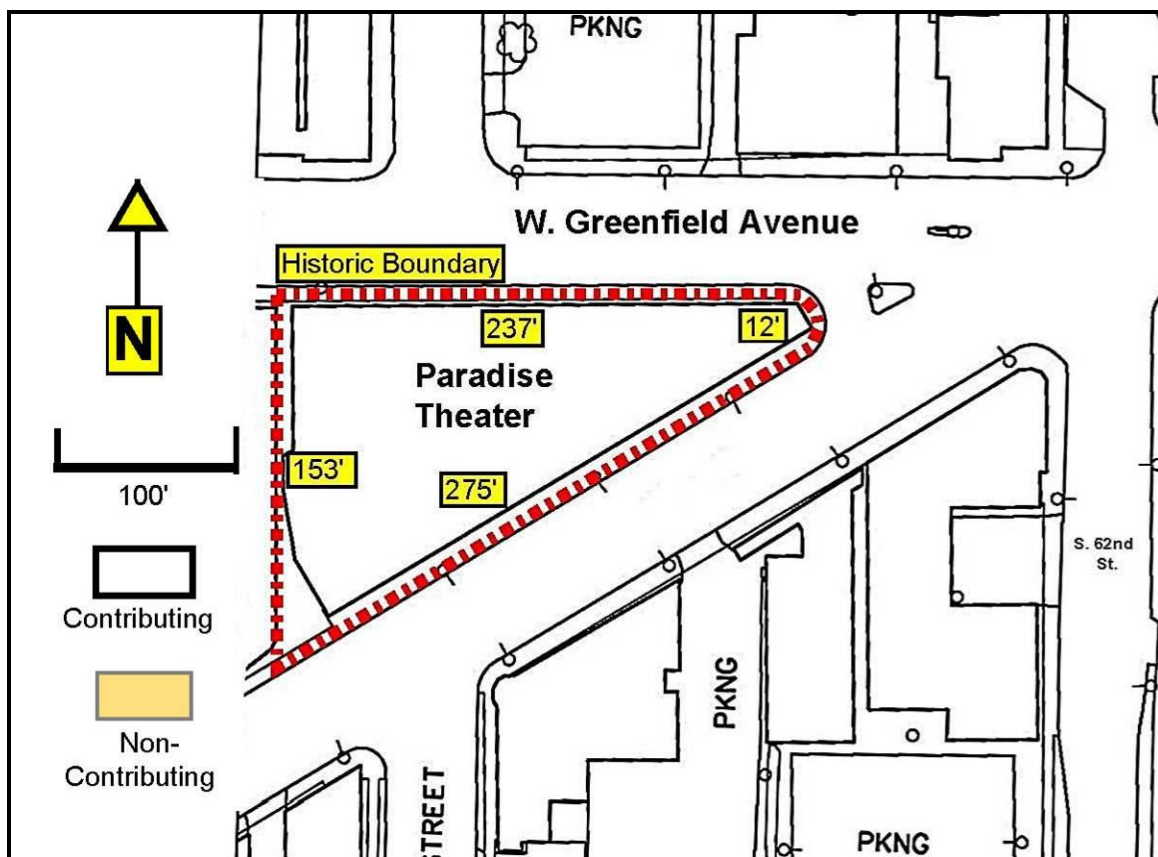
Note:

• The historic boundary is scaled but likely not exact.

• The existing ROW is not reflected on this map.

USGS Milwaukee

Wisconsin, Milwaukee County

7.5 Minute Series (Topographic)
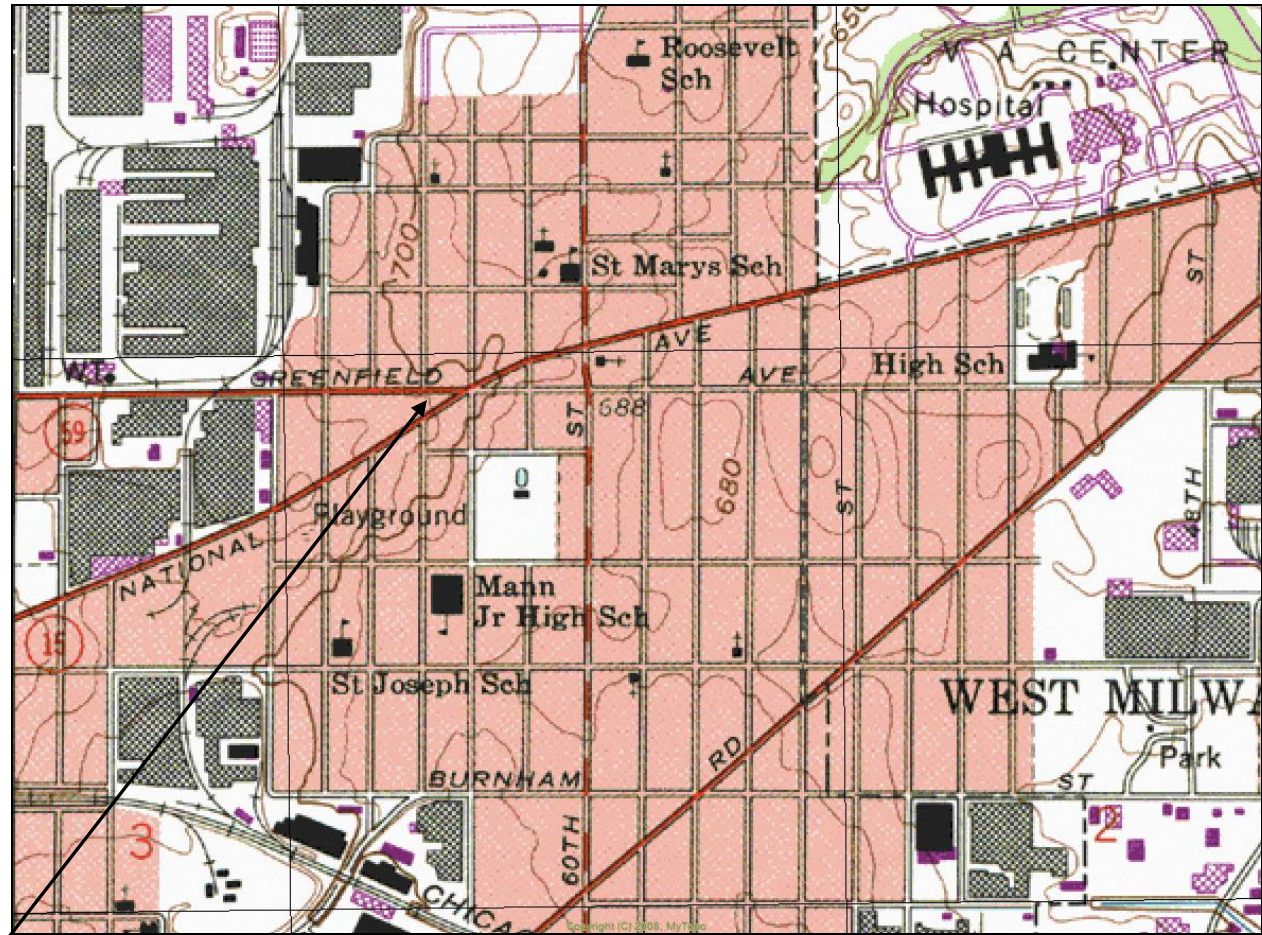
Paradise Theater

6229 W. Greenfield Avenue, City of West Allis, Milwaukee County, WI

Zone 16   419228 Easting   4762909 Northing

Wisconsin Historical Society
Determination of Eligibility Form

WisDOT Project ID #:   1060-27-01

WHS #:

Property Name(s):   Spring Hill Cemetery

Address/Location: 166 S. Hawley Court

City & County: City of Milwaukee, Milwaukee County   **Zip Code:**   53214

Town: T7N   **Range:**   R21E   **Section:**   S35

Date of Construction: Ca. 1870

WisDOT Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

___Meets the National Register of Historic Places criteria.

 X Does not meet the National Register of Historic Places criteria.

Rebecca Burkel, WisDOT Historic Preservation Officer   **Date**

State Historic Preservation Office

In my opinion, the property:

___Meets the National Register of Historic Places criteria.

___Does not meet the National Register of Historic Places criteria.

Jim Draeger, State Historic Preservation Officer   **Date**

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation

Wisconsin Historical Society

816 State Street

Madison, WI   53706

Classification:

	Type of Property:		# of Contributing	# of Non-Contributing
Ownership				
X private	X building(s)	-->		3
public	site	-->		
If public, specify:	X structure	-->		8
	X object	-->		ca. 8,011
	district	Total:	0	ca. 8,011

Function/Use:

Historic Function(s):   Funerary: Cemetery

Current Function(s):   Funerary: Cemetery

Architectural Style(s):   No Style/Bungalow/Other

Criteria:

X   A (history)

X   B (important persons)

      C (architecture/eng.)

X   D (archaeology)

Areas of Significance: Ethnic Heritage

Period of Significance: ca 1870-1963

Significant Dates: ca. 1870

Significant Person: N/A

Cultural Affiliation: Jewish

Architect/Builder: Unknown

Criteria Considerations:

      A (owned by religious institution)

      B (moved)

      C (birthplace/grave)

X   D (cemetery)

      E (reconstruction)

      F (commemorative)

      G (<50 years old)

ATTACHMENT CHECKLIST

X Historic boundary map

X Labeled, professionally printed color photographs

X USGS map with UTM coordinates

Property Info:

Acreage of Property: 11.07

UTM Reference:	Zone	Easting	Northing
A	16	419773	4764432
B	16	419956	4764432
C	16	419956	4764210
D	16	419759	4764210

Verbal Boundary Description:

The boundary of this cemetery is defined by S. Hawley Court on the west (675.39'), the Anshai Lebowitz cemetery on the south (654.92'), the Veteran's Administration Cemetery on the east (736.78') and IH-94 on the north (approximately 593.53').

Boundary Justification:

This is an appropriate boundary that is consistent with the property lines on the north, west, south and east. It encompasses an appropriate setting and includes the entire cemetery.

Methodology:
(Describe the steps taken to identify and evaluate the historic property, including research, consultation with WisDOT Environmental Services, and previous eligibility recommendations)

This Determination of Eligibility (DOE) was required by the Division of Historic Buildings and Preservation at the Wisconsin Historical Society (WHS). While the proposed IH-94 reconstruction project will not have a direct adverse effect on the cemetery, or the land associated with it, the WHS was concerned about indirect effects. Thus was a more detailed DOE necessitated that looked at the cemetery primarily from a cultural perspective (Criterion A), as well as to determine what, if any, significant people may be buried in it (Criterion B). Regarding cultural significance, efforts focused on conversations with the Jewish Museum Milwaukee, as well as extensively studying John Gurda's *One People, Many Paths: A History of Jewish Milwaukee*, and *The History of the Jews of Milwaukee*, by Louis J. Swichkow and Lloyd P. Gartner.

The matter of Criterion B is a bit dicey, since, for a grave or burial site to be eligible for the Register, *National Register Bulletin 41* explains that those interred must be of exceptional historical significance and that no other standing structures associated with them can be found. The procedure used to identify Jewish Milwaukeeans of some importance focused on reviewing a list of those buried at the Spring Hill Cemetery that was acquired through the genealogical website www.linkstothepast.com. That list was then compared to the indexes of Gurda's book and Swichkow's and Gartner's book, in addition to that in the *Dictionary of Wisconsin Biography*. As the names of those interred were found in the indexes, the appropriate pages were consulted in order to determine as best as possible if the person discussed might be the same as that buried at the cemetery. In many cases names matched, but the years of birth and death did not—a fact that clearly suggested that the person buried and the person discussed were not one in the same. In other cases, the names and dates either did match, or, at the very least, there was no evidence to suggest that they did not. The two books selected for review appear to be the most authoritative works on Milwaukee's Jewish community. Similarly, the *Dictionary of Wisconsin Biography*, while dated, is an important source for identifying people in Wisconsin's history that have achieved a level of prominence. It was those people thus identified, and for which information was presented, that provide the basis for the Criterion B discussion.

The chapter on Jews in Wisconsin, found in *Cultural Resource Management in Wisconsin* (Volume 3), was also useful and instructive. It included, however, no references to, nor information about, Jewish cemeteries.

Narrative Description:
(Describe the property in two pages or less.)

This cemetery (AHI #221969) is located immediately south of IH-94, and east of Hawley Court. It is a gently rolling parcel of 11.07 acres that contains many large, mature trees. Approximately 8,000+ burials identified by stone markers, or located in mausoleums, are interred at the facility.

A vast majority of the graves are denoted by simple or modest headstones arranged in generally well defined rows.   Seven family mausoleums are also on the grounds, as is one general cemetery mausoleum. The family mausoleums are largely all of the same general size, varying from 10.5' by 11' to 12' by 13'. Of the seven, two reflect the Neoclassical style, three embody the Art Deco style or have an Art Deco motif, one employs an Art Nouveau influence and one utilizes an Art Moderne style. All are constructed of smooth concrete or polished marble and characterized with modest, if not understated, stylistic embellishments. An example of a Neoclassical mausoleum in the cemetery is shown in Photo 6 of 12 (page 19), while an example of the Art Deco style is reflected in Photo 7 of 12 (page 20) and an example of the Art Nouveau influence is Photo 8 of 12 (page 20).

The cemetery mausoleum was initially constructed in 1976 and characterized by polished granite sections separated by glass enclosed entrance areas and lobbies (AHI #221971). Three additional sections have been added to the mausoleum in the last thirty-seven years (Photo 9 of 12, page 21).

A modest, one-story temple is located at about the halfway point in the northern third of the cemetery (AHI #221970). It generally employs a bungalow form with a hipped roof and was constructed of brick. Distinguishing characteristics of the building, which is used today as a residence for a custodian or security staff, includes two prominent, gabled wall dormers, a limestone belt course that envelopes the entire building and round-arched windows, the arches of which are embellished with stone trim. Other windows in the house appear to be double-hung sashes. The single most prominent feature of the structure is the cantilevered, hipped roof porch that would have accommodated the unloading/loading of hearses and shelters the entryway (see Photos 10 and 11 of 12, pages 21 and 22).

A non-descript garage constructed of brick, with one small section sheathed with stone, with three, overhead garage doors is located in the northwest corner of the cemetery grounds (see Photo 12 of 12, page 22).

All buildings, structures and objects associated with the cemetery are non-contributing.

CRM Context Chapters: RELIGION: JEWISH

Narrative Statement of Significance:
(Describe the context in which you have evaluated the property and give a summary statement of significance, preferably in no more than two pages.)

Statement of Significance:

The Spring Hill Cemetery was considered for National Register eligibility under Criterion A, B, C and D. Regarding Criterion A, Spring Hill was established in ca. 1870 by B'nai B'rith, a Jewish fraternal organization. B'nai B'rith established cemeteries around the country, thus is this one not thought to be unique. Those buried in the cemetery include many Jews who were prominent enough to receive mention in one of two, or both, books that have detailed the histories of the Jewish experience in Milwaukee. None of those people achieved the significance necessary to qualify the cemetery for eligibility under Criterion B, subject to Criterion Consideration D (cemetery). As for Criterion C, research found no evidence to suggest the cemetery is the work of a landscape master, nor that it employed any kind of a

landscape plan. Of the three buildings located on the grounds, one is a simple house—formerly a temple—that reflects a strong bungalow influence. The cemetery mausoleum is a modern structure, the first part of which dates to 1976. It has subsequent additions. And the third building is a non-descript maintenance garage. There are seven family mausoleums that employ either a Neoclassical, Art Deco, Art Nouveau or Art Moderne style. All are modest and understated examples of their styles that do not reach the stature of eligibility under Criterion C. Finally considered was Criterion D. There are no active research questions or issues that could be resolved by the remains of those buried at Spring Hill. Given this information, and considering it all in the context of Criterion Consideration D (cemetery), it has been determined that the Spring Hill Cemetery is not eligible for the National Register.

Historic Context:

The Jewish Community in Milwaukee, which was then comprised of about 200 families, established in 1848 the Imanu-Al (Emanu-El) Cemetery Association. This was the foundation of the first Synagogue in the city.[1] The association purchased land on 15th Street, between the Lisbon Plank and Fond du Lac roads. This Jewish Cemetery came to be known as the Hopkins Street Cemetery. It was later named "Shaarei Tzedik" (Gates of Righteousness).

Over the years, construction, neglect and vandalism led to the relocation of almost all those graves to the Greenwood Cemetery at 2615 W. Cleveland Avenue.[2] According to the Wisconsin Historic Preservation Database, eighty-seven of the original 360 burials remain. Documents suggest that the last burial there took place in 1888.[3]

The establishment of this cemetery illustrates one of the basic patterns of Jewish cemetery formation, not only in Milwaukee but also in other cities throughout the United States. Jews emigrated from Central or Eastern Europe and established communities that formed synagogues and, in many cases, cemeteries. The latter were associated with synagogues and even passed from one to another as old communities dissolved and new ones formed.

Spring Hill illustrates another pattern of Jewish cemetery formation found not only in Milwaukee, but also in other cities in the United States. A small group of young Jewish men formed in 1861 the Gilead Lodge under the rules and structures of the B'nai B'rith fraternal order. They established this local chapter of B'nai B'rith in order to provide mutual support for the Jewish men of Milwaukee who were about to go off to fight in the American Civil War. After the war was over, the organization launched a vigorous campaign to expand its membership.[4]

B'nai B'rith was formed in New York in 1843 to provide Jewish Immigrants in America with community structures similar to those found in Europe. Its founding documents state that it would visit and attend to the sick and assist the poor, widows and orphans. In addition to providing mutual aid and social services, the various lodges of B'nai B'rith expanded to including advocating for the rights of Jews in America, as well as in other countries. They have also launched other advocacy groups like the Anti-Defamation League and Hillel[5]

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[1] Wendi Maloney, "Religion: Jewish " in *Cultural Resource Management in Wisconsin* (Volume 3), ed. Barbara Wyatt (Madison: State Historical Society of Wisconsin, 1986), 19-6.

[2] Ruth Traxler, *The Golden Land: 150 Years of Jewish Life in Milwaukee* (Milwaukee: The Milwaukee Jewish Council for Community Relations. 1994), 86.

[3] The International Jewish Cemetery, Viewed on line at: http://www.iajgsjewishcemeteryproject.org/wisconsin-wi/milwaukee-milwaukee-county.html, 12 August 2013.

[4] "Gilead Lodge to Hold Ceremonies," *Milwaukee Sentinel*, 06 March 1921.

[5] "About B'nai B'rith," Viewed on line at http://bnaibrith.org, 12 August 2013.

Criterion A: History

During the 1860s, though there was an increase in the Jewish population in Milwaukee, there was not a comparable increase in synagogue membership. Many Milwaukee Jews, and Jews in other cities, affiliated themselves with fraternal organizations. By 1867, the Gilead Lodge purchased the property on what is today South Hawley Court and chartered the second Jewish Cemetery in Milwaukee. It was named Spring Hill.

Spring Hill is still operated by the Gilead Lodge 41 of B'nai B'rith. Though predominately a Jewish Cemetery, it is not associated with any one synagogue and is maintained as a non-denominational entity.

It is only one of a number of cemeteries established by lodges of B'nai B'rith. Most notable are those in Chicago, Illinois, Worcester, Massachusetts, and Denver, Colorado. Most of these cemeteries were formed in the 1860s and 1870s.

The cemetery represents, both in its founding and continuing operation, the commitment of secular Jewish organizations to serving the needs of that segment of the Jewish population in Milwaukee. In this sense, it fits a pattern that is repeated in almost every major city in America. Fraternal organizations, not affiliated with a synagogue, were established to serve the needs of a particular segment of the Jewish population. Thus is the Spring Hill experience not unique. It is primarily for this reason that the Spring Hill Cemetery is not considered eligible for the National Register under Criterion A.

Criterion B: Association with Significant People

The Spring Hill Cemetery is reported to have been established in the early 1870s and has approximately 8,000 burials.[6]   Of those, several appear to be associated with Jewish Milwaukeeans of minimal importance or more.[7]

Charles L. Aarons started his legal practice in the 1890s and was said to be the "leading Jewish lawyer of Milwaukee." He was subsequently a circuit judge from 1926-1950. Aaron served on the Milwaukee School Board, which he chaired from 1908 to 1912. In 1933, he chaired a meeting of 4,000 at Plankinton Hall protesting the new Nazi government in Germany. And in 1945 he chaired the Milwaukee Chapter of the American Jewish Committee. Aarons died in July, 1952.[8]

Rabbi Joseph L. Baron was hired in 1926 as an associate at the Emanu-El Temple on Kenwood Boulevard, arriving from Davenport, Iowa. He promoted understanding between Christians and Jews, serving in the late 1930s on a roundtable established for that purpose. He was also among those who convened in 1938 the first meeting of the Milwaukee Jewish Council, an organization intended to "consider and act upon proposals for safeguarding the rights of Jews." He also authored two books. Rabbi Baron ultimately became the chief rabbi at the Emanu-El Temple, a position in which he served until 1951. In retirement Baron helped to establish the Wisconsin Council for Jewish Learning in 1955, an organization that established two chairs in Hebrew—one at UW Madison and one at UWM.[9]

Jacob Bitker died in December 1945. He was a Russian emigrant and a clothier who was associated with the Sholom Aleichem Circle, a social club of local businessmen who met weekly at the Hotel Wisconsin for lunch. In 1914 he was on an arbitration committee that helped to resolve a local strike (see Jacob H. Rubin), as well as in 1919 on a committee intended to promote good will between Jews and Poles in

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[6] *Milwaukee County Online Genealogy and Family History Library: Spring Hill Cemetery & Mausoleum*, Viewed on line at www.linkstothepast.com/milwaukee/069.php on 13 June 2013.

[7] See methodological discussion on page 3 of this document to review the procedure used for this section.

[8] Louis J. Swichkow and Lloyd P. Gartner, *The History of the Jews of Milwaukee* (Philadelphia: The Jewish Publication Society of America, 1963), 110, 146, 260, 301-2, 312.

[9] Ibid., 202, 204, 304, 311, 319, 320, 333; John Gurda, *One People, Many Paths: A History of Jewish Milwaukee* (Milwaukee: Jewish Museum, 2009), 118, 136, 167, 173.

Milwaukee in the aftermath of World War I.[10]   Bernard D. Brachman was thought to have been a manufacturer of suspenders in Milwaukee. He died in January, 1931.[11]   Oscar Brachman died in September, 1939. He was likely the man who led the Gimbel's department store in the 1920s or 30s.[12] And Sol A. Eckstein, who died in June 1923, was a member of some prominence at the B'ne Jeshurun Temple.[13]

Benjamin Goldman was executive director in the mid-1940s of the Milwaukee Jewish Council. He was also associated with the Anti-Defamation League and died in January 1966.[14] Barnett Goldstein came to Milwaukee from Chicago and operated a tailoring concern. He was generally not inclined toward organized labor and was selected in the early 1890s as a strike target by the Milwaukee Tailors Union of Jewish Tailors. Goldstein died in September 1927.[15] Harry Goldman, who died in November 1941, operated a funeral home with his sons.[16] And Nathan Gould, along with Irving G. Rhodes, started in 1921 the *Wisconsin Jewish Chronicle*. Gould died in October 1941.[17] Bennett Grad was a rabbi at the westside Temple Sinai in 1913. It closed in 1915 and he died in February 1946.[18] George Gratz was the first executive director of the Milwaukee Jewish Council, which was established on 02 December 1938 to "consider and act upon proposals for safe-guarding the rights of Jews." He remained in that position to 1943 and died in October 1949.[19]

Evan P. Helfaer was born on 10 April 1898 and died in February 1974. He was a prominent businessman who made a major contribution to the Helfaer Community Service Building, completed in 1973.[20] Robert A. Hess was a lawyer who was a leader in the Milwaukee Zionist District and attended, in the early 1930s, an American Jewish Congress meeting in New York City. He was born on 16 October 1888 and died in November 1965.[21] Joseph J. Hirsch served in the Wisconsin State Senate from 1921-1923 and died in June 1960.[22]

Brothers David Karger, who died in January 1939, and Max Karger, who died in September 1959, were owners of Eagle, a hosiery and knitting enterprise that had a strong Midwest presence. They ran a successful business and had "exemplary labor relations."[23]

Betty Chudacoff Lieberman was an advocate in the mid-1970s, along with Esther Leah Ritz and Betsey Green, for women's rights and participation in various Jewish agencies. Evidence of the work of these

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[10] Gurda, 131; Swichkow and Gartner, 165, 284.

[11] Swichkow and Gartner, 99.

[12] Ibid., 298.

[13] Ibid., 177.

[14] Ibid., 312, 314.

[15] Ibid., 236.

[16] Ibid., 318.

[17] Ibid., 334.

[18] Gurda, 76.

[19] Swichkow and Gartner, 311, 312.

[20] Ibid., 256, 257.

[21] Ibid., 254, 311.

[22] Ibid., 154.

[23] Ibid., 298.

women was apparent by the early to mid-1980s. Lieberman died on 07 November 1994.[24]

Harry V. Meissner died in August 1952. He was a Milwaukee School Board member for 22 years starting after 1925.[25] Dr. Herman L. Nahin was a Russian Jewish doctor who advocated socialism through mutual aid societies and clubs. He was elected Milwaukee County coroner at one point as a Social Democrat.[26] Ben Nickoll was a pre-1950 president of the Jewish Welfare Fund. He died in January 1966.[27]

Joseph A. Padway was active in law, politics and real estate. He was, in the 1920s, a Milwaukee voice against post-World War I isolationism. He also represented several defendants in court who were with a communist workers group. Padway served as a judge and in the state senate. He was also the General Counsel for the Wisconsin Federation of Labor and later the American Federation of Labor. Padway was born in 1890 and died in October 1947.[28] Jack Pinsel, who died in April 1949, was among the local Milwaukee Jews involved with Polish/Jewish struggles that occurred between World Wars I and II.[29] Harry Bernard Podlasky, on the other hand, was a World War I army captain who was involved with post war Jewish/Polish issues. Charles Polacheck died in August 1952 and may have been the person of that name who served on the Milwaukee School Board from 1894 to 1897.[30] Major Arthur L. Post served the United States in the Pacific Theater during World War II. He bailed out of an aircraft over the jungle and subsequently spent 101 days with natives and spying on Japan. He was rescued, received the Distinguished Flying Cross, and promoted to Major. Post died one year later, in September 1944, in a test flight in the Pacific Theater.[31]

Max Raskin was a judge, born on 01 November 1901 and died in August 1984. He served in a city-wide elected office, as City Attorney, from 1932-1936. He was also a president of the Milwaukee Jewish Council.[32] Abraham Rice, who died in January 1962, was also a president of the Milwaukee Jewish Council.[33] Jacob H. Rubin ran for Milwaukee County Treasurer in 1916 and was defeated. He was also on an arbitration committee which, in 1914, helped to resolve a local strike (see Jacob Bitker).[34]

Bernard Jerome Sampson was a prominent television and appliance retailer, who was also a one-time president of the Jewish Welfare Fund. He died in February 1991.[35] Nathan Sand was the secretary of Ezer be Tzar (Help in Distress), which was established circa 1914. He was a state employee, and also served as a Milwaukee delegate to the American Jewish Congress in 1915. Some involvement with the Jewish Congress continued to the early 1930s. Sand died in November 1947.[36] Ralph Sherman was

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[24] Ibid., 211-12.

[25] Ibid., 301.

[26] Ibid., 247.

[27] Ibid., 341.

[28] Ibid., 163, 253, 254, 282; Gurda, 100-101; *Dictionary of Wisconsin Biography* (Madison: State Historical Society of Wisconsin, 1960), 276-77.

[29] Swichkow and Gartner, 283.

[30] Ibid., 146.

[31] Ibid., 307-08.

[32] Ibid., 301, 312.

[33] Ibid., 312.

[34] Ibid., 153, 165.

[35] Gurda, 182.

[36] Swichkow and Gartner, 269, 273, 279, 280, 311.

born on 18 May 1925 and died on 16 January 2003. He was the director from 1966 to 1989 of the Jewish Family and Children's Services in Milwaukee, a period in which the organization's annual budget grew from $235,000 to $1.5 million. In his final year as director, the organization helped to settle more than 400 people that had immigrated from Russia.[37] Finally, Arthur Shutkin was a pharmacist who was elected alderman of Milwaukee's 6th Ward from 1920 to 1928. He was also on the local committee of the American Jewish Council in 1915.[38]

National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places, very clearly states that, to be eligible for the Register, cemeteries have to be the final resting place of a person or persons that "must be of *outstanding* importance to the community, state or nation…." That provision is subject to Criteria Consideration C, which further states that the burial place is potentially eligible only if "no other appropriate site or building directly associated with…[that person's] productive life" remains. The *Bulletin* also states that graves of a cultural group might qualify, as might the graves of those "who made outstanding contributions to the history of the state or area in which their graves are located." And finally, the Bulletin acknowledged, under Criteria Consideration D, that a cemetery must derive "its primary significance from [the] graves of persons of transcendent importance…."[39]

Predicated on the review of people buried at the Spring Hill Cemetery, as defined by the methodology presented, none of the interments are for people that have achieved the level of "*outstanding* importance to the community…" Additionally, regarding the burial place for a unique cultural group, the Milwaukee area claims eight Jewish cemeteries.[40]   That number obviates cultural significance for the subject cemetery. The Spring Hill Cemetery is not eligible for the National Register under Criterion B.

Criterion C: Architecture

While architectural resources at this cemetery are relatively few, some do exist. The cemetery claims eight mausoleums – seven family structures and one modern facility for the general cemetery. A former temple, now a house, and a non-descript maintenance garage are also located on the property. The family mausoleums are all sized between 10.5' by 11' to 12' by 13'. As noted in the narrative description, two are erected in the Neoclassical style, three are in the Art Deco style, or have an associated motif, one is influenced by the Art Nouveau and one is in the Art Moderne style. Stylistically, these are all very modest containers (they contain bodies). The integrity of these structures is good. They do, nevertheless, lack a strong sense of stylistic character and presence.

The cemetery mausoleum was initially constructed in 1976, and then enlarged three times thereafter. It is a modern structure that does not even nominally meet the 50 year requirement. And no evidence was found to suggest qualification under Criterion Consideration G (less than 50 years old).

The former temple was constructed, likely in the 1920s, utilizing a modified bungalow form. It has some distinctive characteristics (i.e., the limestone belt course that envelopes the house, arched windows embellished with stone, and the cantilevered roof over the entryway), none of which elevate this otherwise modest structure to the level of Criterion C eligibility.

The cemetery does not reflect a unique landscape with various amenities. Nor do the headstones or

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[37] Ibid., 271, 288.

[38] Ibid., 154, 273.

[39] Elisabeth Walton Potter and Beth M. Boland, *National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1991), 11, 16.

[40] The eight cemeteries are identified as the Agudas Achim (3690 E. College Avenue, Cudahy), Anshai Lebowitz (326 S. Hawley Road, Milwaukee), Beth Hamedrosh Hagodel, 134 S. Dana Court, Milwaukee), Temple Menorah Ever-Rest (9363 N. 76th Street, Milwaukee), Greenwood (2615 W. Cleveland Avenue, Milwaukee), Mount Zion (14510 W. North Avenue, Brookfield), Second Home (3705 S. 43rd Street, Milwaukee), and Spring Hill, 166 S. Hawley Court, Milwaukee).

family mausoleums convey a sense of artisanship or high style. This contrasts directly with some of the mausoleums located in Calvary Cemetery less than one-half mile to the north. Several there embody a distinct and imposing sense of character (see Comparison Photos 2-4, pages 23 and 24 of 24). That cemetery also emphasizes its landscape with a historic-period chapel (AHI #53168, potentially eligible) placed on the cemetery's highpoint. Spring Hill provides a picturesque and tranquil setting. It is not, however unique, as is Calvary's.

Given these various considerations, and evaluated in the context *National Register Bulletin* 41, it may be concluded that the Spring Hill Cemetery and Mausoleum is not considered to be eligible for the National Register under Criterion C.

Criterion D: Archaeology

Traditional Jewish burial practices are relatively simple. Once a person dies, a rabbi and a funeral director are usually called. The funeral director begins to make all appropriate arrangements and the rabbi initiates the ritual process.[41]

It is Jewish custom to bury the body as soon as possible. Viewing the body is not part of traditional Jewish practices. It is considered disrespectful to look at a person who is unable to look back. But the body is never to be left unattended. A family member, or someone from the funeral home, is assigned the task.

The body is not embalmed with chemicals. Traditionally, it is washed and wrapped in white linen shrouds. This symbolizes that all are equal in death. The body is then placed in a simple wooden casket manufactured without any metal hardware.

The wooden casket is then placed in the ground. Traditionally, no vault is used. In addition, above ground burials are not customary. Spring Hill Cemetery is not a religious Jewish cemetery. It was created, and is operated by, Gilead Lodge 41 of B'nai B'rith a fraternal organization.[42] As such it is not associated with any synagogue. Though traditional burial customs are practiced here, vaults and above ground burials are permitted. Not all burials ceremonies have a religious component.

National Register Bulletin 41 clearly states that, "anthropologists and historical archaeologists can gain information significant to American culture from burial places."[43] In that sense every cemetery is a historic resource that can potentially yield information about a cultural or ethnic group. In the case of this cemetery, however, burial practices are known. Traditional burial practices would preclude significant amounts of burial items. Vital statistics such as age and cause of death are recorded in county death records.

Except for a slight possibility that existing skeletal remains in this cemetery might provide some information regarding morbidity studies of Jewish populations in the mid nineteenth to late twentieth century, there are no active research questions or issues that could be answered by the remains of this facility. The Spring Hill Cemetery is not considered eligible for the National Register under Criterion D.

Conclusion

The Spring Hill Cemetery has been considered for National Register eligibility under Criterion A, B, C and D, subject to Criteria Consideration D (cemetery). No evidence was found to support, or justify, eligibility under any one (or more) of these components.

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[41] Unless otherwise noted the information in this section is gleaned from the website Jewish Burial Customs maintained by the Star of David Memorial Chapels (http://jewish-funeral-home.com/Jewish-burial-customs.html).

[42] Baseline information on Spring Hill can be found on the International Jewish Cemetery Project web site: http://www.iajgsjewishcemeteryproject.org/wisconsin-wi/milwaukee-milwaukee-county.html

[43] Potter and Boland, *Bulletin 41*, 14.

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City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to NE
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SPRING HILL CEMETERY
166 S. Dana Court
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to SE
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CALVARY CEMETERY – Gate House
5503 W. Bluemound Road
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to NW
Photo #1 of 4

CALVARY CEMETERY
5503 W. Bluemound Road
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
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CALVARY CEMETERY
5503 W. Bluemound Road
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CALVARY CEMETERY
5503 W. Bluemound Road
City of Milwaukee, Milwaukee County, WI
Photo by: John N. Vogel
August 2013
View to NW
Photo #4 of 4

Delineation of the Historic Boundary:
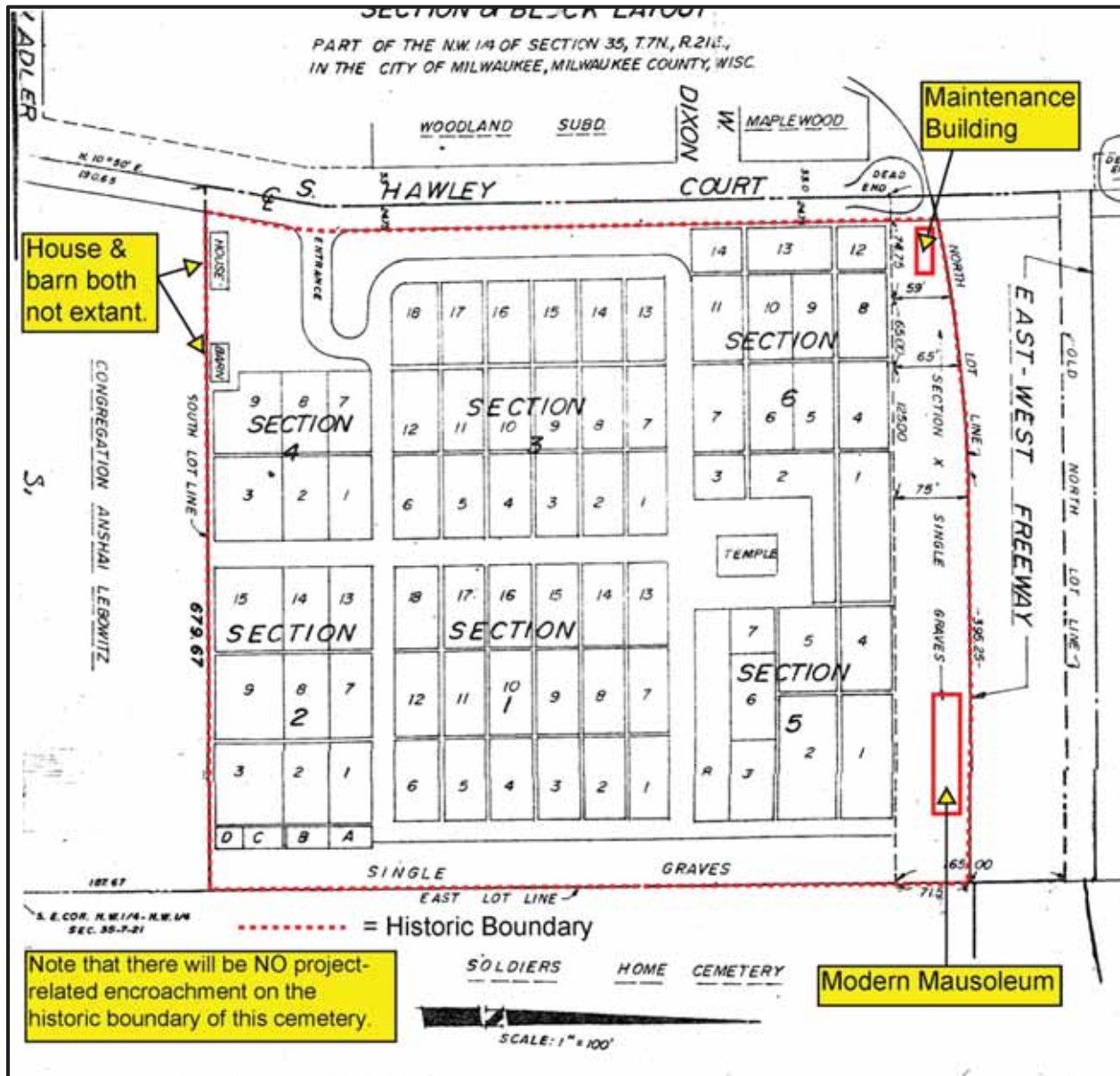
Figure 1: Historic boundary of the Spring Hill Cemetery. Note that IH-94 is on the north side of the cemetery.

Location of the Property on a USGS Map:
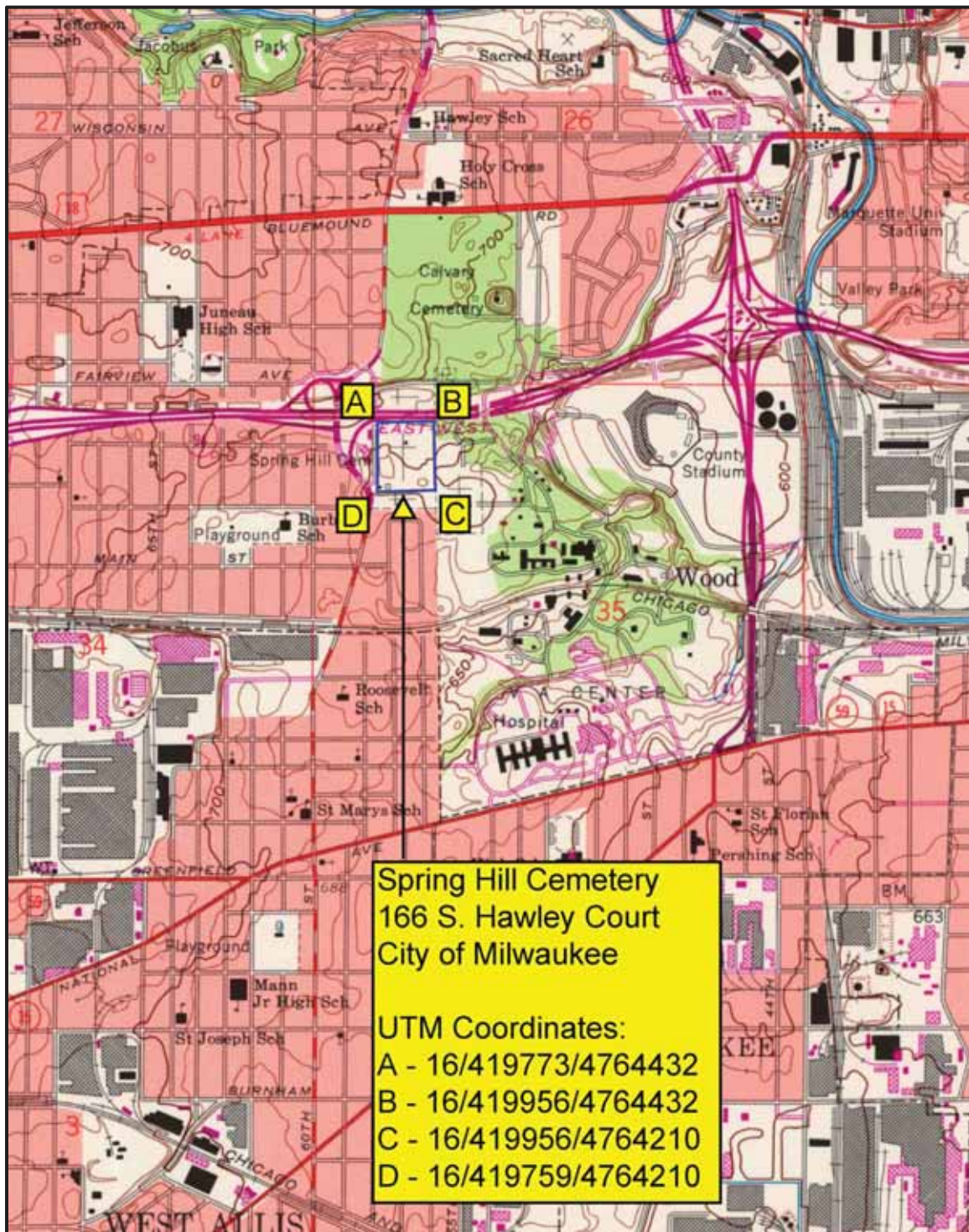
Figure 2: USGS map identifying the location and UTM coordinates of the Spring Hill Cemetery (Milwaukee Quadrangle, 7.5').

Photographs Page 1

Photo 1 of 12: Spring Hill Cemetery sign. View to east northeast.

Photo 2 of 12: Spring Hill Cemetery. View to southeast from main entry gate.

Photographs Page 2

Photo 3 of 12: Spring Hill Cemetery: View to northeast from main entry gate.
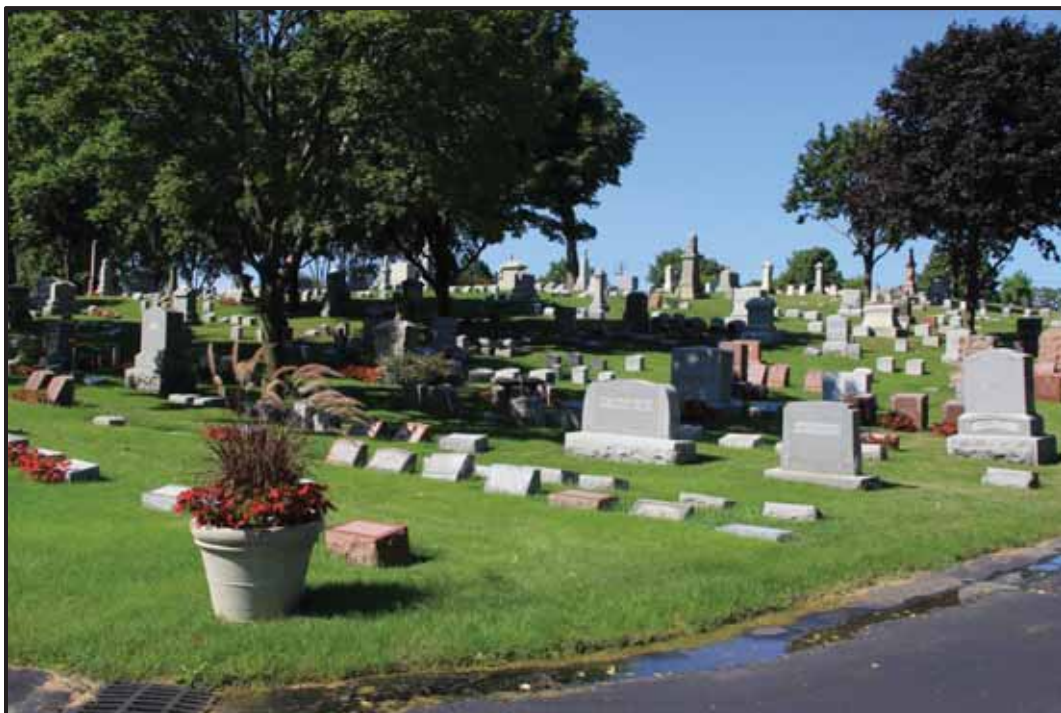
Photo 4 of 12: Spring Hill Cemetery. View to southwest from historic period temple.

Photographs Page 3

Photo 5 of 12: Spring Hill Cemetery. View to northwest from southeast corner of roadway.

Photo 6 of 12: Spring Hill Cemetery. Example of a Neo-Classical mausoleum.

Photographs Page 4

Photo 7 of 12: Spring Hill Cemetery. Example of an Art Decco mausoleum.

Photo 8 of 12: Spring Hill Cemetery. Example of an Art Nouveau mausoleum.

Photographs Page 5

Photo 9 of 12: Spring Hill Cemetery. View to northwest. This mausoleum dates to the 1970s. Its back faces IH-94.

Photo 10 of 12: Spring Hill Cemetery. View to northwest. Former temple, now the caretaker's house.

Photographs Page 6

Figure 11 of 12: Spring Hill Cemetery. View to northeast. Former temple, now the caretaker's house.

Figure 12 of 12: Spring Hill Cemetery. View to north northeast. Maintenance building.

Calvary Cemetery – Comparison Photographs Page 1

Comparison Photo 1 of 4: Calvary Cemetery Gate House. View to northwest.
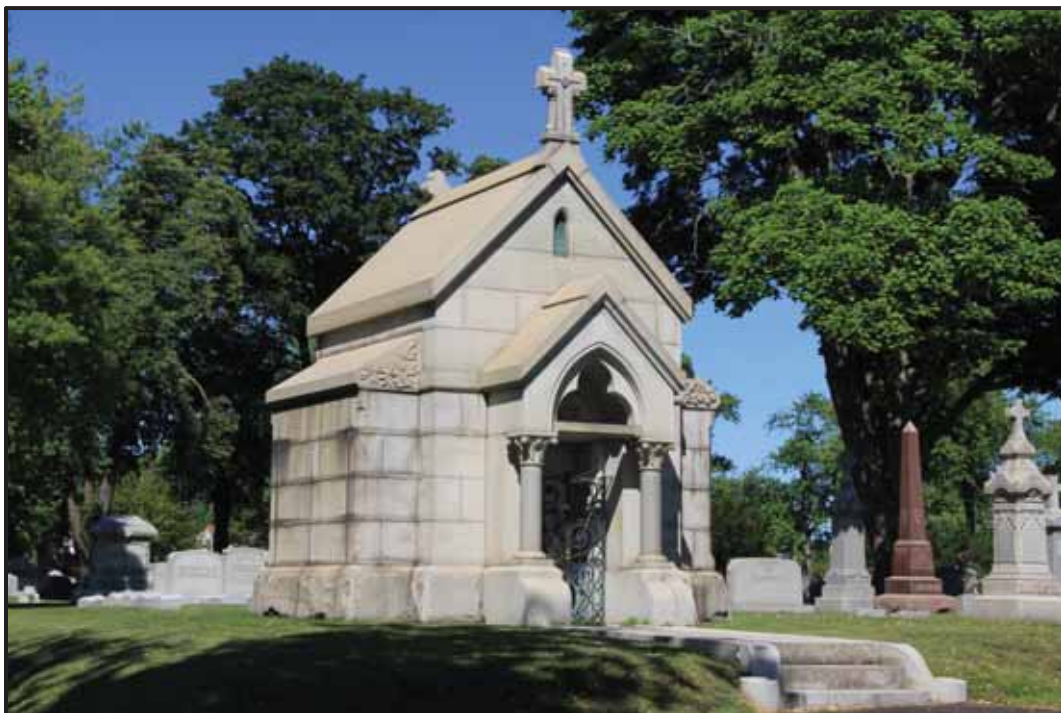
Comparison Photo 2 of 4: Calvary Cemetery. A Neo-Gothic mausoleum.

Calvary Cemetery – Comparison Photographs Page 2

Comparison Photo 3 of 4: Calvary Cemetery. A Neo-Classical mausoleum.

Comparison Photo 4 of 4: Calvary Cemetery. A pyramidal mausoleum.

Wisconsin Department of Transportation
Determination of Eligibility Form for Historic Districts

WisDOT Project ID #:   1060-27-01

WHS #:

District Name: Story Hill Residential Historic District

Location: Bounded by W. Wisconsin Avenue to the north, W. Blue Mound Road to the south, N. Story Parkway to the east, and N. 51st Street to the west

City & County: City of Milwaukee, Milwaukee County   **Zip Code:**   53208

Town: **Range:**   **Section:**

Dates of Construction: 1909-1936

Certification:

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility _X_ meets ___does not meet the National Register of Historic Places criteria.

_____

Rebecca Burkel, WisDOT Historic Preservation Officer   Date

_____

State Historic Preservation Office

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

_____

Michael E. Stevens, State Historic Preservation Officer   Date

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 Comments (FOR AGENCY USE ONLY:




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Division of Historic Preservation/Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Classification:

Ownership	Type of Property:		# of Contributing	# of Non-Contributing
X private	building(s)	-->	90	12
public	site	-->		
If public, specify:	structure	-->		
	object	-->		
	X district	Total:	90	12

Function/Use:

Historic Function(s):   DOMESTIC: single dwelling; DOMESTIC: multiple dwelling

Current Function(s):   DOMESTIC: single dwelling; DOMESTIC: multiple dwelling

Architectural Style(s):   LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman and Prairie School

Criteria:

	A (history)	**Areas of Significance:**	Architecture
	B (important persons)	**Period of Significance:**	1909-1936
X	C (architecture/eng.)	**Significant Dates:**	1909-1936 (multiple years within this range)
	D (archaeology)	**Significant Person(s):**	
		Cultural Affiliation:	
		Architect/Builder(s):	George Schley & Sons; Charles W. Valentine; Frank W. Andree

Criteria Considerations:

A (owned by religious institution)	E (reconstruction)
B (moved)	F (commemorative)
C (birthplace/grave)	G (<50 years old)
D (cemetery)	

ATTACHMENT CHECKLIST

☒ Historic boundary map
☒ Labeled, professionally printed color photographs
☒ USGS map with UTM coordinates

Property Info:

Acreage of Property: 18.02 acres

UTM Reference:	Zone	Easting	Northing
(A)	16	420376	4765157
(B)	16	420750	4765183
(C)	16	420861	4765300
(D)	16	420832	4765347
(E)	16	420378	4765348

Verbal Boundary Description:

The general area of the historic boundary is an irregular polygon. Beginning at the northeastern corner of N. 51st Street & W. Blue Mound Road (Point A) proceed east along the north curbline of W. Blue Mound Road to the intersecting point with the line extending from the north curbline of N. Story Parkway (Point B); then proceed northeasterly along this line and the north curbline of N. Story Parkway to the sidewalk (Point C) found adjacent to the eastern property boundaries of 607 N. Story Parkway & 4581 W. Wisconsin Avenue; then follow the back-of-sidewalk (i.e. west edge of sidewalk) northwesterly to the intersection with W. Wisconsin Avenue (Point D); then proceed west along the south curbline of W. Wisconsin Avenue to the east curbline of N. 51st Street (Point E); then proceed south along the east curbline of N. 51st Street to the point of origin.

Boundary Justification:

The boundary coincides with the original Story Hill Subdivision development and is based on discussions with City of Milwaukee Historic Preservation Office staff, as well as WisDOT ESS staff. It includes all the architecturally significant properties within the subdivision, the plat of which was registered 9 May 1911.

Methodology:

The residence at 607 N. Story Parkway (located immediately adjacent to the eastern district boundary) was established to be in the Area of Potential Effects (APE) for the I-94 East/West & Stadium Interchange project. The Story Hill Residential Historic District was originally identified in 1979 as a "proposed historic district" within the Wisconsin Historic Preservation Database (WHPD) (note, at that time, the district was identified as the Wisconsin Woodlawn Historic District; Wisconsin Avenue and Woodlawn Court being two streets within the district). Proposed boundaries were not included in the WHPD records associated with this district; however, City of Milwaukee Historic Preservation Office staff were consulted in July 2012 and they identified the historic district boundary to coincide with the original Story Hill Subdivision boundary. This district and its boundary were reviewed and confirmed by WisDOT ESS in October 2012. Considering that only one property within the district is located within the APE, permit research was limited to that residence; however, resources including the Historic Milwaukee, Inc. *Spaces & Traces* tour guide for the neighborhood and Story Hill research materials held by Carlen Hatala (City of Milwaukee Historic Preservation staff member and resident of the district) were reviewed. Research revealed that many of the homes within the district were designed and built by realtor and builder George Schley and his sons. Most are in the Craftsman or Colonial Revival styles and are distinguished by their stucco cladding. Given this information and the high degree of integrity of its homes, the Story Hill Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

Narrative Description:

The Story Hill Residential Historic District is a neighborhood that consists of 102 properties with construction dates from 1909 to 1936, although the vast majority of the homes were constructed during the 1910s and 1920s. The district is located west of Milwaukee's immediate downtown area. The subdivision is framed to the north and south by two busy thoroughfares: Wisconsin Avenue and Blue Mound Road, respectively. N. 51st Street borders the district on the west, while the Stadium Freeway (USH 41) is found to the east. N. 50th Street and the curvilinear Woodlawn Court are located within the district boundaries. All streets within the neighborhood are tree-lined, and sidewalks and grassy terraces are ubiquitous. Most of the residences within the Story Hill Residential Historic District are single-family homes, although a handful of two-family houses are also evident and concentrated along N. 50th and N. 51st streets. Of the 102 properties within the district, twelve are considered to be non-contributing.

A significant number of the residences within the district were designed and built by the George Schley & Sons firm in the Craftsman, Arts and Crafts, and Colonial Revival architectural styles, although examples of other noted Milwaukee architects – including Charles Valentine and Frank Andree – are also evident. The homes are generally one-and-one-half to two stories in height and many are stucco-clad. In part due to the curvilinear Woodlawn Court, lot sizes vary in dimension and square feet ranging from .11 to .31 acres. Despite lot size differences, setbacks are generally consistent. Two latter developed subdivisions found directly south of the subject district – Story Hill No. 2 and Story Hill No. 3 platted in 1923 and 1927, respectively – are distinct from the Story Hill Residential Historic District. Their final development was delayed by the Great Depression and World War II and they feature a greater number of brick-veneered houses, many of which utilized period revival styles in their architectural composition.

DESCRIPTION OF THE ONE RESIDENCE LOCATED IMMEDIATELY ADJACENT TO THE PROPOSED ROADWORK ALONG THE STADIUM FREEWAY (USH 41):

607 N. Story Parkway   **Charles & Margaret Harris House**   **1926**

This one-and-one-half-story, brick, Tudor Revival-style residence is composed of a diminutive round entrance tower located at the intersection of cross-gabled blocks (Photo #11 of 16). Topped with a conical roof, the tower features a round-arched entrance with a rough-cut, limestone surround. Two, original, lantern-like light fixtures are found on either side of the arch. To the left of the entrance is a large window opening containing four, leaded-glass, casement windows resting on a continuous brick sill. This fenestration pattern – leaded-glass windows resting on brick sills – is repeated throughout the residence. A round-arched passageway opening on the side (east) elevation features rough-cut limestone above the spring line of the arch and leads to the rear portion of the property. A garage wing projects from the rear elevation.

Built in 1926 at an approximate cost of $9000 by contractor James N. Hausmann, this residence was originally owned by Charles A. Harris and his wife Margaret. Hausmann was principal in the building/contracting firm J. N. Hausmann, Inc. located on Wisconsin Avenue. The Wisconsin Historic Preservation Database (WHPD) includes only one other property associated with Hausmann: a bungalow residence built in 1926 located at 3346-48 N. Humboldt Avenue, Milwaukee (AHI #117635). Charles

Harris worked as a general superintendent with J. N. Hausmann, Inc. and, by 1929, was secretary-treasurer of the firm. In 1932, he was employed as a salesman with the Real Estate Service Company and, later that decade, served as its executive vice-president. The Real Estate Service Company was involved in property renting, managing, building, and sales. The Harris family remained in the subject residence until at least 1939. In 1942, the property was owned by salesman Albert Erdmann and his wife, Bernice. Subsequent owners include John D. Griffiths, Jr. and his wife Lorraine in 1952; John had ownership in The Patch & Griffiths Company, a real estate and insurance firm. By 1963, Mrs. Sally Smalley occupied the residence.[1]

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[1] Original building permit, 607 N. Story Parkway, 14 May 1926, On file at the Department of City Development, City of Milwaukee, 809 N. Broadway (First Floor), Milwaukee, WI; *Wright's City of Milwaukee Directory* (Milwaukee: Wright Directory Company, 1926, 1927, 1929, 1932, 1939, 1942, 1952, 1963).

Properties within the District:

(Please include each property within the district in the table.)

Address	Historic Name[2]	Date[3]	AHI #	Status (C/NC)
4702 W. Blue Mound Road	Paul Rogers House	1916	223297	C
4710 W. Blue Mound Road	Oscar Loewenbach House	1919	223298	NC
4718 W. Blue Mound Road	Dr. J. Stanley Thomas House	1919	223299	C
4724 W. Blue Mound Road	Ernest Swendson House	1918	223300	C
4732 W. Blue Mound Road	Omer Bryant House	1919	223301	C
4804 W. Blue Mound Road	George Hayden House	1917	223302	C
4810 W. Blue Mound Road	David McLain House	1917	223303	C
4816 W. Blue Mound Road	Perce Schley House	1915	223304	C
4824 W. Blue Mound Road	Dr. Lee Wandell House	1915	223305	C
4904 W. Blue Mound Road	Carl Gallauer House	1918	223306	C
4910 W. Blue Mound Road	Harrison Ludington, Jr. House	1918	113549	C
4918 W. Blue Mound Road	James Robertson House	1918	223307	NC
4926 W. Blue Mound Road	Charles Watts House	1916	223308	C
4936 W. Blue Mound Road	Edward Busse House	1926	223309	C
5008 W. Blue Mound Road	George Warren House	1921	223310	C
5022 W. Blue Mound Road	Cyril Bodenbach House	1921	223311	C
5028-30 W. Blue Mound Road	Wingert-Zimmerman House	1922	223312	NC
5036 W. Blue Mound Road	Frank Czaplewski House	1925	223313	C
512 N. 50th Street	William Harper House	1915	223314	C
513-15 N. 50th Street	Phillips-Forster House	1902	223315	NC
519-21 N. 50th Street	Kramer-Noelke House	1936	223316	C
527 N. 50th Street	Charles Bodenbach House	1921	223404	C
535-37 N. 50th Street	Phielips-Schoechert House	1912	223405	C
603 N. 50th Street	Andrew Rebholz House	1919	223406	C
610 N. 50th Street	Howard Spahr House	1925	223407	NC
611 N. 50th Street	Irving Gillette House	1909	114214	C
617 N. 50th Street	Vern Bosworth House	1928	223408	C
618 N. 50th Street	Wesley Lallier House	1925	223409	NC
625 N. 50th Street	Bruno Nordberg House	1917	223410	C
631-33 N. 50th Street	Harry Widman House	1921	223411	C
518-20 N. 51st Street	Pinzl-Webb House	1913	223412	C
524-26 N. 51st Street	Zemke-Swain House	1913	223413	NC

[2] In most cases, the historic name was taken from the 1921 *Wright's City of Milwaukee Directory*, which was the first year that allowed property occupants to be identified by looking under an address. Houses built post-1921 used a directory close to the construction date of the home.

[3] Permits were not reviewed and the majority of construction dates were obtained from City of Milwaukee Assessor's records. Additional sources of the date of construction were the Historic Milwaukee, Inc. *Spaces & Traces: Story Hill Places, 14th Annual Tour* booklet and Story Hill research materials in possession of Carlen Hatala, City of Milwaukee Historic Preservation staff. [Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995); Carlen Hatala, City of Milwaukee Historic Preservation staff, Story Hill research materials and conversation with Michael T. McQuillen, 20 November 2012, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; Assessor's records, City of Milwaukee, website: http://gis.milwaukee.gov/website/mm1/viewer.htm, Accessed November 2012].

530-32 N. 51st Street	Arthur Walter House	1913	223414	C
538 N. 51st Street	George Follett House	1913	223415	C
600 N. 51st Street	Fred Gruetzmacher House	1912	223416	C
606 N. 51st Street	Louis Frank House	1912	223417	NC
614 N. 51st Street	Fred Kleineschay House	1914	223418	C
618-20 N. 51st Street	Minnie Schmidt House	1914	114273	C
626 N. 51st Street	Elmer von der Heide House	1926	223419	NC
513 N. Story Parkway	Edward Glab House	1919	223420	C
521 N. Story Parkway	Arthur Winding House	1919	223421	C
527 N. Story Parkway	James Garrard House	1919	223422	C
537 N. Story Parkway	David Ulrich House	1919	223423	C
543 N. Story Parkway	Mortimer Stevens House	1918	223424	C
551 N. Story Parkway	Albert Story House	1920	223425	C
603 N. Story Parkway	Fred Conrad House	1918	223426	NC
607 N. Story Parkway	Charles & Margaret Harris House	1926	221926	C
4581 W. Wisconsin Avenue	Rudolph Fischer House	1916	223428	NC
4719 W. Wisconsin Avenue	I. Charles Champion House	1914	116396	C
4727 W. Wisconsin Avenue	William Bennett House	1916	223483	C
4733 W. Wisconsin Avenue	Dr. William Schaller House	1914	223486	C
4741 W. Wisconsin Avenue	Charles Karrow House	1916	223489	C
4803 W. Wisconsin Avenue	S. Lacy Crolius House	1917	116394	C
4813 W. Wisconsin Avenue	Sophia Sehrt House	1917	223491	C
4821 W. Wisconsin Avenue	Rene von Schleinitz House	1917	223492	C
4827 W. Wisconsin Avenue	John Schmidt House	1916	116377	C
4837 W. Wisconsin Avenue	Charles Cryderman House	1917	223493	C
4843 W. Wisconsin Avenue	Rudolph Kielsmeier House	1917	223494	C
4905 W. Wisconsin Avenue	Andrew Ziegler House	1918	223495	C
4911 W. Wisconsin Avenue	Rudolph Clauder House	1917	223496	C
4921 W. Wisconsin Avenue	Clarence Niss House	1918	223497	C
4929 W. Wisconsin Avenue	Paul Schryer House	1920	223498	C
5019 W. Wisconsin Avenue	Fred Boddenhagen House	1921	223499	NC
5027 W. Wisconsin Avenue	Charles Mathews House	1921	223500	C
4704 W. Woodlawn Court	Carl Aken House	1915	223532	C
4707 W. Woodlawn Court	Julius Kerber House	1915	223535	C
4715 W. Woodlawn Court	Ray Knowlton House	1915	223537	C
4723 W. Woodlawn Court	John Leach House	1922	223541	C
4726 W. Woodlawn Court	Dr. Louis Toussaint House	1915	116367	C
4727 W. Woodlawn Court	Frank Hubbard House	1914	116366	C
4734 W. Woodlawn Court	Daniel Harrigan House	1930	116365	C
4735 W. Woodlawn Court	Emmett Shupe House	1914	223549	C
4743 W. Woodlawn Court	Ernest & Henry Kuehnel House	1916	116364	C
4744 W. Woodlawn Court	William J. Kershaw House	1913	223553	C
4751 W. Woodlawn Court	Raymond Cannon House	1920	116363	C
4754 W. Woodlawn Court	Leonard Peters House	1914	223558	C

4759-61 W. Woodlawn Court	Carl Denker House	1913	223573	C
4802 W. Woodlawn Court	Robert Peschke House	1909	223576	C
4803 W. Woodlawn Court	Schmitt & Rohn House	1913	223578	C
4807 W. Woodlawn Court	Fred Hanson House	1914	116362	C
4808 W. Woodlawn Court	Hugo Biersach House	1917	116361	C
4813 W. Woodlawn Court	Irving Smith House	1915	223584	C
4816 W. Woodlawn Court	Lamar Peregoy House	1913	116360	C
4821 W. Woodlawn Court	Joseph Carney House	1914	223588	C
4822 W. Woodlawn Court	James Porter House	1913	223591	C
4827 W. Woodlawn Court	Henderson & Moore House	1915	223594	C
4828 W. Woodlawn Court	Frederick Streckewald House	1913	116359	C
4835 W. Woodlawn Court	John Wiener House	1914	116358	C
4836 W. Woodlawn Court	Gustav Steinfeldt House	1919	223595	C
4841 W. Woodlawn Court	Herbert Ziegler House	1919	223596	C
4842 W. Woodlawn Court	Frank Olson House	1914	223597	C
4903 W. Woodlawn Court	Arthur Fritsch House	1919	223598	C
4904 W. Woodlawn Court	George & Herbert Schley House	1919	223599	C
4907 W. Woodlawn Court	John Gourley House	1919	223600	C
4908 W. Woodlawn Court	William Hottensen House	1914	223601	C
4915 W. Woodlawn Court	Devine/Verden House	1914	116357	C
4918 W. Woodlawn Court	Ruemelin & Spranger House	1913	223663	C
4923 W. Woodlawn Court	John Hughes House	1935	223664	C
4924 W. Woodlawn Court	Adolph Siegl House	1917	116356	C
4927 W. Woodlawn Court	Coakley/Johnson House	1914	223665	C
4933 W. Woodlawn Court	Sylvester & Elizabeth Hunt House	1914	116355	C
4934 W. Woodlawn Court	John Groenert House	1925	223666	C

Narrative Statement of Significance:

CRM Context Chapters: Architecture

STATEMENT OF SIGNIFICANCE:

The Story Hill Residential Historic District was evaluated for the National Register of Historic Places under Criterion A, B and C. No evidence was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, however, the Story Hill Subdivision includes a significant concentration of Craftsman-, Arts and Crafts-, and Colonial Revival-style homes built between 1909 and 1936 with the vast majority constructed during the 1910s and 1920s. A significant number of the residences within the district were designed and built by the George Schley & Sons firm, although examples of other noted Milwaukee architects – including Charles Valentine and Frank Andree – are also evident. Predominantly composed of single-family, one-and-one-half- to two-story homes (many of which are stucco-clad) built in the early twentieth century, the Story Hill Residential Historic District evokes a unique sense of time and place. Indeed, the Story family subsequently platted two additional subdivisions – Story Hill No. 2 and Story Hill No. 3, platted in 1923 and 1927, respectively – directly to the south; however, with development interruptions caused by the Great Depression and World War II, they are distinct from the subject subdivision. The Story Hill Residential Historic District was initially identified as a potential historic district in 1979 within the Wisconsin Historic Preservation Database and this assessment and the district's continued eligibility was recently reconfirmed with City of Milwaukee Historic Preservation staff. Based on the stylistic features and integrity of its homes, the Story Hill Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

GENERAL HISTORY:

The City of Milwaukee was established in 1846 with the incorporation of three independent communities, namely, Kilbourntown, Juneautown and Walker's Point. Located at the convergence of the Menomonee, Milwaukee and Kinnickinnic rivers, this former trading post became the largest city and commercial capital in Wisconsin. As a port and railroad hub, Milwaukee was the world's leading shipper of wheat by the early 1860s with a population that increased from 16,521 in 1848 to 45,246 by 1860. The ethnically diverse population increased more than four-fold by 1890 and, by 1910, the city contained approximately 373,857 residents. A year after this later date, in 1911, the Wisconsin (then Grand) Avenue viaduct was opened. Along with the increasing ownership of automobiles by business and professional people, this viaduct served as a catalyst for the development of the Story Hill area (prior residential growth in the area had been served by the Wells-Farwell streetcar line). Originally part of the Town of Wauwatosa, the Story Hill neighborhood and surrounding environs was annexed to the City of Milwaukee by referendum in 1925.[4]

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[4] Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee: City of Milwaukee, Department of City Development, 1981), 3, 7, 9; John Gurda, *The Making of Milwaukee* (Milwaukee: Milwaukee County Historical Society, 1999), 138, 181; Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995), 1.

PROPERTY-SPECIFIC HISTORY:

The Story Hill neighborhood originated when Albert Story and his wife Alice decided to take advantage of the new Wisconsin (then Grand) Avenue viaduct and registered their plat on 9 May 1911, just two months before the viaduct was opened to traffic. The Storys intended to create a first-class residential district in contrast to the Murray Hill Subdivision north of Wisconsin Avenue and the Oakland Heights Subdivision west of 51st Street; both of which were developed earlier. The Story Hill Subdivision extended from Wisconsin Avenue to Blue Mound Road and from Story Parkway to 51st Street. The construction of houses began almost immediately after its plat and the neighborhood was largely built up by 1920.[5]

By the time Story Hill was platted, the public had become disenchanted over the lack of controls in older neighborhoods. Without controls, many fine residential areas were blighted by the construction of factories, saloons, or commercial buildings. In order to protect property owners and their investment, developers began to incorporate restrictions in the deeds to lots within their subdivisions. In Story Hill, the Storys specified that houses along Wisconsin Avenue and Story Parkway cost a minimum of $4,000, while those on 50th Street, Woodlawn Court, and Blue Mound Road cost $3,000 and those on 51st cost $2,000. The covenant also did not allow flats to be built on Wisconsin Avenue and Story Parkway. Saloons, livery stables and businesses like hotels or restaurants that would disperse alcoholic beverages were also forbidden.[6]

ARCHITECTURE:

Most of the houses within the Story Hill Residential Historic District were built in the Craftsman, Arts and Crafts or Colonial Revival styles and are distinguished by their stucco cladding.

The Arts and Crafts, and Craftsman styles are closely related and were popular during the same 1900 to 1920 time period in Wisconsin. Both styles evoke a "natural" aesthetic with simple but handsome exterior and interior details. While the Arts and Crafts style featured expansive stucco surfaces and little exterior decoration aside from multi-pane windows, the Craftsman style utilized brick, stone and wood in addition to stucco; often in combination resulting in floors clad in different materials. Craftsman-style exteriors also exhibit decorative elements such as false beams, exposed rafter tails, and eave brackets or knee braces. Excellent examples of the Craftsman style with the aforementioned exterior features include 4918 and 4924 W. Woodlawn Court (Photo #3 of 16), 4813 and 4821 W. Woodlawn Court (Photo #5 of 16) and 4915 W. Woodlawn Court (Photo #14 of 16).[7]

Popular in Wisconsin from approximately 1895 to 1920, the Colonial Revival style was reflective of the public's interest in the American past that was fostered by the 1876 Centennial Exposition. Colonial Revival buildings utilize many of the classical details of Georgian and Federal styles and, to a lesser degree, from Dutch colonial prototypes. They rely most heavily on a classically derived entrance to

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[5] Hatala, *Spaces & Traces*, 6.

[6] Ibid.

[7] Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: State Historical Society of Wisconsin, Historic Preservation Division, 1986), Vol. 2, Architecture, 2/23 & 2/24.

demonstrate their architectural heritage and typically feature symmetry of design. As well, the simplicity and regularity of the style lent itself well to standardization and was utilized by many builders in the early decades of the twentieth century. With their classically inspired entrances, 4923 W. Woodlawn Court (Photo #4 of 16) and 4727 and 4837 W. Wisconsin Avenue (Photos #7 & 8 of 16, respectively) are good examples of the style.[8]

ARCHITECTS:

Realtor and builder George Schley and his sons Herbert and Perce were instrumental in the design and construction of many of the houses within the Story Hill Residential Historic District. George Schley was born in Waukesha County on 21 March 1868, the son of Daniel and Margaret (Stahl) Schley. The family was of German descent and lived in the eastern United States for several generations before relocating to Wisconsin. In 1891, George relocated to Milwaukee initially working as bookkeeper, then general manager with the People's Building and Loan Association. In 1898, at the age of 30, Schley formed a partnership with P.H. Madler to sell real estate out of offices located at 316 W. Juneau Avenue. John Steuerwald replaced Madler as partner in 1900 and the firm moved to the Metropolitan Block at 3rd and State streets. When Steuerwald opened his own business in 1904, Schley went out on his own and continued the practice of building houses on speculation. A survey conducted of Milwaukee's West Side by the city's Historic Preservation Office staff identified 31 houses erected by Schley from about 1902 through 1911, costing from $3,000 to $7,500. Since Schley was not a trained designer, he obtained building plans from the stock designs provided by his contractors and from architects such as Fred Graf and Charles Keller. During this period, Schley operated the business out of his home, first at 1025 N. 25th Street and then 941 N. 25th Street.[9]

While Schley continued to build houses on speculation, he began to develop custom design work once his sons Herbert A. and Perce G. entered the firm in 1914. Herbert took care of the real estate end of the business, as well as bids and payroll, while Perce handled architectural design. The firm formally incorporated as George Schley & Sons on 10 July 1919. By the 1920s, the firm was specializing in expensive residential projects, primarily on Milwaukee's Upper East Side and in the North Shore communities.[10]

The Story Hill Subdivision was one of George Schley's major projects when it was largely developed between the years 1911 and 1920. The Schley firm built many of the stucco-clad houses in the subdivision, which were designed in the Craftsman, Arts and Crafts, and Colonial Revival styles. Some were custom-built for individual clients, as were the ones for sons Herbert (4904 W. Woodlawn Court, AHI #223599, Photo #12 of 16) and Perce (4816 W. Blue Mound Road, AHI #223304, Photo #13 of 16), while others were built on speculation including 5008 W. Blue Mound (AHI #223310) and 4927 W. Woodlawn (AHI #223665). Additional George Schley & Sons built homes within the subject historic district include the Coakley/Johnson House (4927 W. Woodlawn Court, AHI #223665) and the Devine/Verden House

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[8] Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2, Architecture, 2/17.

[9] Hatala, *Spaces & Traces*, 11.

[10] Ibid.

(4915 W. Woodlawn Court, AHI #116357, Photo #14 of 16); this latter residence was designed by Charles Keller for the firm. Company records indicate that Schley was also designing houses for the Wellauer Subdivision located at 68th Street and Blue Mound Road at approximately the same time.[11]

In addition to developing the initial portion of the Story Hill neighborhood, George Schley and his sons also made Story Hill their home. The association with the Story family in the development project led to the marriage between Natalie Story and Perce Schley in 1915. They lived first at 4827 W. Woodlawn (1915-1916) and then at 4816 W. Blue Mound (1918-1927). Herbert Schley married in 1918 and built the house at 4904 W. Woodlawn in 1919. George Schley, widowed in 1909, ultimately lived for a period with both of his sons.[12]

George Schley & Sons managed to survive the Great Depression, although George Schley also devoted his time to the Integrity Building and Loan Association where he served as assistant treasurer. In 1942, the firm closed its downtown offices. Following George's death in 1945, the firm reopened on Water Street that same year before moving to 1922 E. Capitol Drive in 1950. Perce Schley continued the business after Herbert's death and retired in 1973. The Wisconsin Historic Preservation Database contains 114 records that identify the Schley name as the architect/builder of the property.[13]

Additional architects who are known to have designed houses within the Story Hill Residential Historic District include Charles W. Valentine and Frank W. Andree. Born in Milwaukee on 17 November 1879, Valentine designed the stucco-clad, Craftsman-style Frederick Streckewald House (4828 W. Woodlawn Court, AHI #116359, Photo #15 of 16). After working as a clerk on E. Water Street, he entered the prestigious architectural firm of Ferry & Clas in 1897. Thereafter he was listed in city directories as either a draftsman or an architect and he remained with the firm until approximately 1909. That year, Valentine began practicing out of his home in Brewers Hill. In 1913, Valentine, along with his wife Eda and daughter Almira, moved to the North Shore suburbs. From 1914 to 1935, the family moved at least eight times within Shorewood and Whitefish Bay, while Valentine maintained an office at various locations in downtown Milwaukee. In 1936, the Valentines moved to 5537 N. Berkeley Boulevard in Whitefish Bay. This is where he would have his office from about 1940 until 1946. Valentine later came out of retirement to work on a project for Brust & Brust, the firm for which he worked until his death on 31 January 1951. Valentine designed numerous Milwaukee-area residences in various period revival styles. Although he designed houses on the West Side (including the aforementioned Streckewald House) and Layton Boulevard, most of his known projects are located on the East Side of Milwaukee, as well as in Shorewood and Whitefish Bay – several of which are on Lake Drive.[14]

Frank W. Andree designed the Prairie-style William J. Kershaw House (4744 W. Woodlawn Court, AHI #223553, Photo #16 of 16) within the Story Hill Residential Historic District. After working for

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[11] Ibid., 13.

[12] Ibid.

[13] Ibid.

[14] *City of West Allis, Milwaukee County: Historical & Architectural Resources Survey*, Prepared by Traci Schnell, Heritage Research, Ltd. for the City of West Allis Historical Commission (31 August 2007), 55.

approximately seven years as a draftsman in the noted architectural office of Edward Townsend Mix & Company, Andree opened his own practice on East Wisconsin Avenue in 1888. By the following year, he formed a brief partnership with Jacob Jacobi. In 1891, Andree became a third partner with Henry Van Ryn and Charles Lesser, thus forming the firm of Van Ryn, Andree & Lesser, with offices in the Plankinton Building. Advertisements for the firm described Andree as the "design specialist." Still apparently dissatisfied, Andree left the firm in 1893 and established an independent practice. After working out of either his house or rented office space for more than thirty-six years, Andree organized the firm of F.W. Andree & Company in 1929. The group included both architects and construction engineers and had an office located at 2659 N. 27th Street. However, just five years later, the consequences of the Great Depression led to the firm's demise. Again practicing on his own, Andree occupied an office at 1204A W. Walnut Street until his apparent retirement in circa 1942; he passed away in the late 1940s or the early 1950s. Stylistically, Andree was most proficient in Colonial Revival and Queen Anne residential interpretations; however, his body of work includes a variety of other examples that were designed for both large-scale developers and private individuals.[15]

The Story Hill Residential Historic District was originally identified as a potential historic district in 1979 and this assessment was recently reconfirmed with City of Milwaukee Historic Preservation Office staff. Composed of a significant concentration of Craftsman-, Arts and Crafts-, and Colonial Revival-style homes – the majority of which were constructed during the 1910s and 1920s – the district exhibits a unique sense of time and place. With examples of the work of multiple well-regarded Milwaukee architects, most residences within the district retain a high degree of integrity. Based on this information, the Story Hill Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

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[15] "Final Historic Designation Study Report: Kilbourn State Bank Building," Prepared by Carlen Hatala, Historic Preservation staff, Department of City Development (1999): 5.

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Determination of Eligibility Prepared By:

Name & Company:	Michael T. McQuillen, **Heritage Research, Ltd.**		
Address:	N89 W16785 Appleton Avenue	Phone:	(262) 251-7792
City:	Menomonee Falls State: WI	Zip:	53051
Email:	mmcquill@hrltd.org	Date:	October 2012

Sub-contracting to:	Charlie Webb, **CH2M Hill**		
Address:	135 S. 84th Street, Suite 325	Phone:	(414) 847-0248
City:	Milwaukee State: WI	Zip:	53214
Email:	Charlie.Webb@ch2m.com	Date:	October 2012

PHOTOGRAPHS:

STORY HILL RESIDENTIAL HISTORIC DISTRICT
521 & 527 (left to right) N. Story Parkway
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to west
Photo #1 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
625 & 631-33 (left to right) N. 50th Street
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to west
Photo #2 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4904, 4908, 4918 & 4924 (right to left) W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to northeast
Photo #3 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4903, 4907, 4915 & 4923 (left to right) W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southeast
Photo #4 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4807, 4813 & 4821 (left to right) W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southeast
Photo #5 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4727, 4735 & 4743 (left to right) W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to east
Photo #6 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4727 & 4733 (left to right) W. Wisconsin Avenue
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southwest
Photo #7 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4827, 4837 & 4843 (left to right) W. Wisconsin Avenue
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southwest
Photo #8 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
530-32, 538 & 600 (right to left) N. 51st Street
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to southeast
Photo #9 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
5008 & 5022 (right to left) W. Blue Mound Road
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
October 2012
View to northeast
Photo #10 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
607 N. Story Parkway
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northeast
Photo #11 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4904 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #12 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4816 W. Blue Mound Road
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #13 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4915 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to southeast
Photo #14 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4828 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #15 of 16

STORY HILL RESIDENTIAL HISTORIC DISTRICT
4744 W. Woodlawn Court
City of Milwaukee, Milwaukee County, WI
Photo by Michael T. McQuillen
November 2012
View to northwest
Photo #16 of 16

USGS Milwaukee

Wisconsin, Milwaukee County
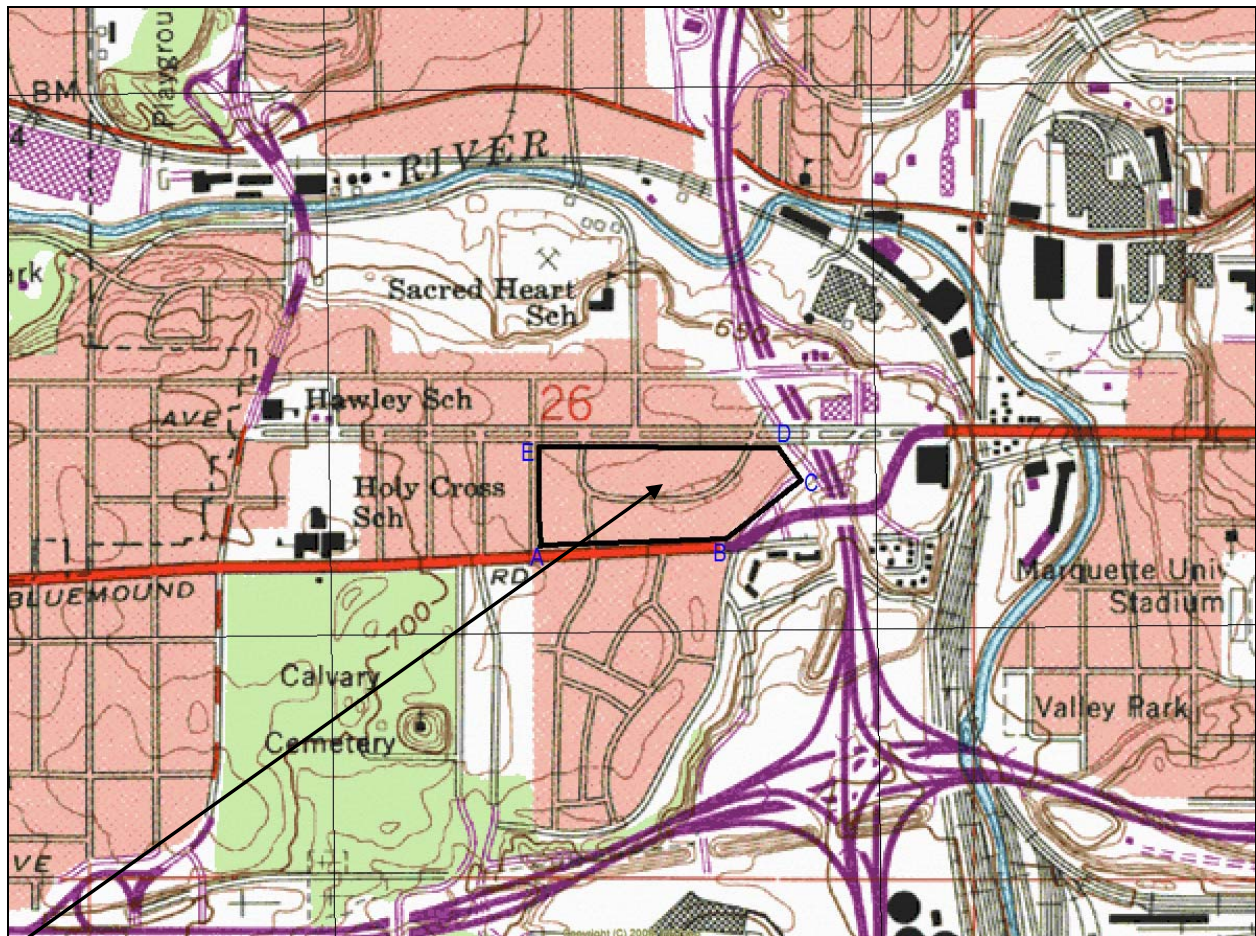
7.5 Minute Series (Topographic)

Story Hill Residential Historic District

City of Milwaukee, Milwaukee County, WI

UTM Coordinates:

(A)	Zone 16	420376 Easting	4765157 Northing
(B)	Zone 16	420750 Easting	4765183 Northing
(C)	Zone 16	420861 Easting	4765300 Northing
(D)	Zone 16	420832 Easting	4765347 Northing
(E)	Zone 16	420378 Easting	4765348 Northing

Story Hill Residential Historic District
City of Milwaukee, Milwaukee County

☐ Contributing

▨ Non-Contributing

N

Story Hill Residential Historic District
City of Milwaukee, Milwaukee County, Wisconsin

W. Wisconsin   Avenue

Historic Boundary
(coincides with south curbline
of W. Wisconsin Avenue)

Existing curb

88.43'

4707   4581

Stadium Freeway (USH 41) on-ramp

Sidewalk

Sidewalk

Historic Boundary
(coincides with back-of-sidewalk)

25.25'

41

607   39.92'

603   30.51'

Parkway

551   Existing curb

N. Story

N

0   25   50 Feet

Historic Boundary
(coincides with north curbline
of N. Story Parkway)

☐ Contributing

▨ Non-Contributing

NOTE: The existing right-of-way is not
yet known. Furthermore, the proposed
right-of-way will not be known until an
alternative is selected.

Photo #1 of 16

Photo #2 of 16

Photo #3 of 16

Photo #4 of 16

Photo #5 of 16

Photo #6 of 16

Photo #7 of 16

Photo #8 of 16

Photo #9 of 16

Photo #10 of 16

Photo #11 of 16

Photo #12 of 16

Photo #13 of 16

Photo #14 of 16

Photo #15 of 16

Photo #16 of 16

Determination of Eligibility Form for Historic Districts

Agency #: 1060-27-01

WHS #:

District Name: Story Hill Nos. 2 & 3 Residential Historic District

Location: Bounded by W. Blue Mound Road to the north, N. Story Parkway to the south and east, and Mitchell Boulevard Park on the west

City & County: City of Milwaukee, Milwaukee County **Zip Code:** 53208

Town: **Range:** **Section:**

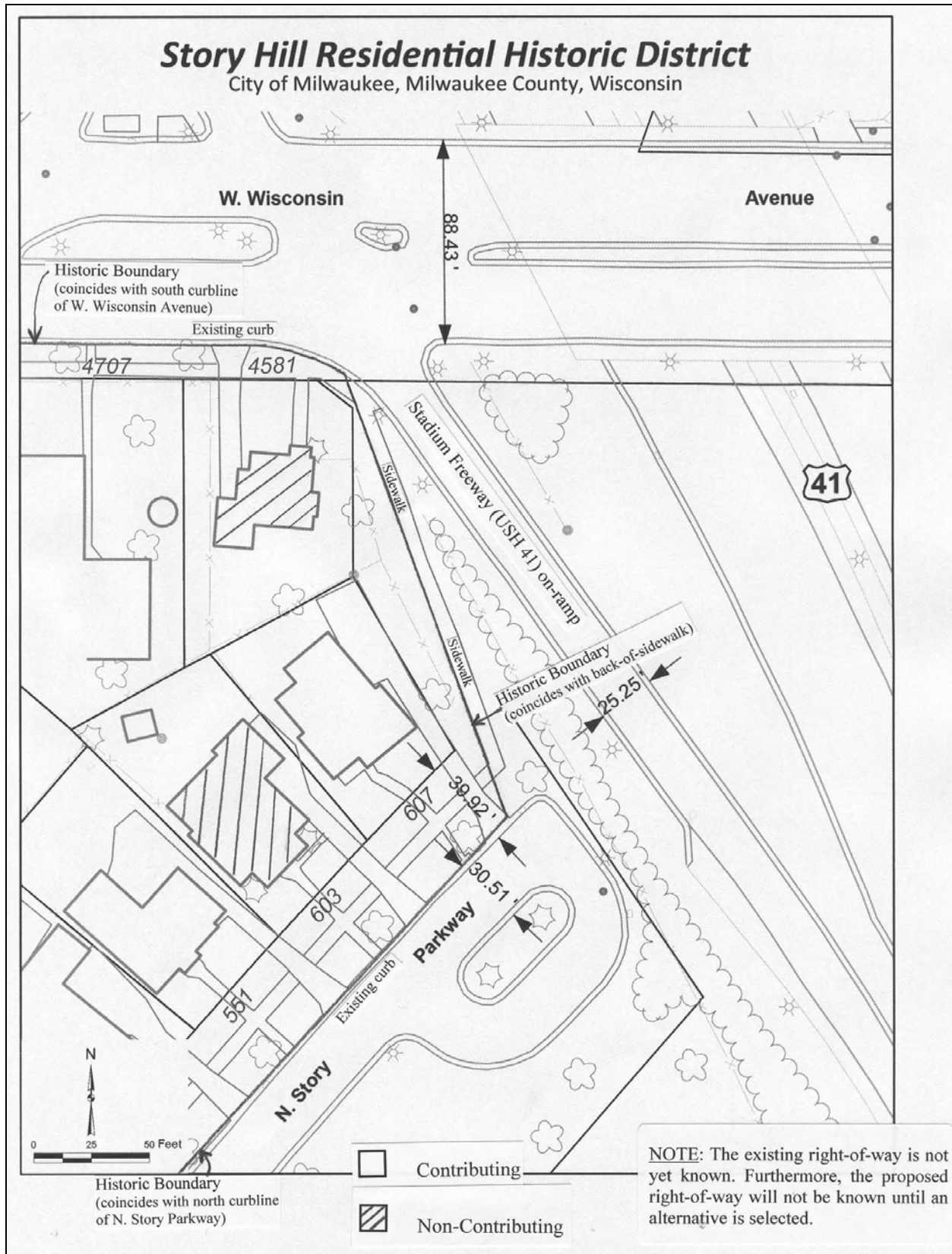**Dates of Construction:** 1924-1963

WisDOT Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

_X_ Meets the National Register of Historic Places criteria.
___ Does not meet the National Register of Historic Places criteria.

Rebecca Burkel, WisDOT Historic Preservation Officer **Date**

State Historic Preservation Office

In my opinion, the property:

___Meets the National Register of Historic Places criteria.
___Does not meet the National Register of Historic Places criteria.

Jim Draeger, State Historic Preservation Officer **Date**

Comments (FOR AGENCY USE ONLY):

Division of Historic Preservation/Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Classification:

Ownership	Type of Property:		# of Contributing	# of Non-Contributing
X private	building(s)	-->	150	3
public	site	-->		
If public, specify:	structure	-->		
	object	-->		
	X district	Total:	150	3

Function/Use:

Historic Function(s):   DOMESTIC: single dwelling; DOMESTIC: multiple dwelling

Current Function(s):   DOMESTIC: single dwelling; DOMESTIC: multiple dwelling

Architectural Style(s):   LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival; Tudor Revival; Mediterranean Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Criteria:

	A (history)	**Areas of Significance:**	Architecture
	B (important persons)	**Period of Significance:**	1924-1963
X	C (architecture/eng.)	**Significant Dates:**	1924-1963 (multiple years within this range)
	D (archaeology)	**Significant Person(s):**	
		Cultural Affiliation:	
		Architect/Builder(s):	Hugo C. Haeuser; Roy J. Jacobs; George Schley & Sons

Criteria Considerations:

	A (owned by religious institution)		E (reconstruction)
	B (moved)		F (commemorative)
	C (birthplace/grave)		G (<50 years old)
	D (cemetery)		

ATTACHMENT CHECKLIST

☒ Historic boundary map
☒ Labeled, professionally printed color photographs
☒ USGS map with UTM coordinates

Property Info:

Acreage of Property: 30.02 acres

UTM Reference:				
(A)	16	420374	4765130	
(B)	16	420372	4764639	
(C)	16	420610	4764642	
(D)	16	420751	4765137	
	Zone	Easting	Northing	(Add others for districts)

Verbal Boundary Description:

Beginning at the northwest corner of 5025 W. Blue Mound Road (Point A), then proceeding south along the west property lines of 5025 W. Blue Mound Road and 429 and 439 N. 50th Street to the southwest corner of 429 N. 50th Street (Point B), then west along the north property line of 419 N. 50th Street to the northwest corner of this property (Point C), then south along the west property lines of 215-419 N. 50th Street (odd number addresses) and 123 N. Story Parkway to the north curbline of N. Story Parkway (Point D), then east-northeast along this curbline to the intersection with the south curbline of W. Blue Mound Road (Point E), then west along this curbline to the point of origin.

Boundary Justification:

The boundary encompasses the entirety of the Story Hill No. 2 and Story Hill No. 3 subdivisions and is based upon discussions with representatives of the Wisconsin Historical Society (WHS) Historic Preservation Division and City of Milwaukee Historic Preservation Office staff. It includes all the architecturally significant properties within the two subdivisions, the plats of which were registered on 8 February 1923 and 12 December 1927.

Methodology:

Following WisDOT and SHPO review of an Architecture/History Survey (WisDOT #1060-27-01) and accompanying Determination of Eligibility (DOE) for the Story Hill Residential Historic District, WHS Historic Preservation Division staff requested that a DOE also be completed for the rest of the Story Hill development, identified as the Story Hill Nos. 2 & 3 subdivisions (see attached emails from Kimberly Cook to Jason Kennedy dated 1 May 2013 and from Jason Kennedy to Michael McQuillen dated 17 May 2013).

Resources reviewed consisted of the Historic Milwaukee, Inc. *Spaces & Traces* tour booklet for the neighborhood and Story Hill documentation and research materials held by Carlen Hatala (City of Milwaukee Historic Preservation Office staff member and Story Hill Residential Historic District property owner). Research revealed that many of the homes within the Story Hill Nos. 2 & 3 Residential Historic District were designed by well-regarded Milwaukee architects. The district is composed of a significant concentration of Period Revival-style homes, as well as Craftsman-style bungalows and Contemporary-style residences. Based on this information and the high degree of integrity of its homes, the Story Hill Nos. 2 & 3 Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

Narrative Description:

Located west of Milwaukee's immediate downtown area, the Story Hill Nos. 2 & 3 Residential Historic District consists of 153 properties composed of two subdivisions: Story Hill No. 2 and Story Hill No. 3 platted in 1923 and 1927, respectively. The district features residences with construction dates from 1924 to 1963, although the majority of the homes were built during the 1920s.[1] In general, Story Hill No. 2 developed more rapidly than Story Hill No. 3, however, portions of Story Hill No. 3 – especially along W. Sunnyside Drive and part of N. 50th Street – were developed concurrently with Story Hill No. 2. The later, 1950s & 1960s-era development within the district is concentrated toward the southern end of N. 50th Street and along N. Story Parkway south of W. Clarendon Place.[2]

The Story Hill Nos. 2 & 3 Residential Historic District is found directly south of the original Story Hill Subdivision, which was platted 9 May 1911 and determined eligible for the National Register on 18 April 2013. The subject district is framed by W. Blue Mound Road on the north, N. Story Parkway on the east and south, and Mitchell Boulevard Park on the west. A large parking lot for Miller Park (home of the Milwaukee Brewers) and the Stadium Freeway (USH 41) are found further to the east, while Interstate Highway 94 (I-94) is located beyond N. Story Parkway to the south. N. 49th, N. 50th and N. Pinecrest streets, as well as W. Sunnyside Drive and W. Clarendon Place are located within the district boundaries. All streets within the neighborhood are tree-lined, and sidewalks and grassy terraces are ubiquitous. The vast majority of the residences within the Story Hill Nos. 2 & 3 Residential Historic District are single-family homes, although three two-family houses are also evident. Lot sizes vary in dimension; however, setbacks are consistent. Of the 153 properties within the district, three are considered to be non-contributing.

The district's homes are generally between one and two stories in height and predominantly exhibit brick, stone veneer or stucco exterior sheathing. Period Revival styles are well represented in the form of the Period Colonial Revival, Tudor Revival, and Mediterranean Revival styles. Additionally, fine examples of Craftsman-style bungalows are evident, as are Contemporary homes, which exhibit a more modest appearance in terms of size and architectural detail when compared with the district's Period Revival antecedents. The Story Hill Nos. 2 & 3 Residential Historic District features examples of the work of well-regarded Milwaukee architects and builders including Hugo C. Haeuser, Roy J. Jacobs and the firm of George Schley & Sons.

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[1] The construction date breakdown by decade of houses within the subject district is as follows: 67 built during the 1920s; 26 in the 1930s; 16 in the 1940s; 41 in the 1950s; and 2 in the 1960s. A Contemporary-style residence located at 363 N. Story Parkway was constructed in 1970 and is considered to be non-contributing.

[2] See the July 1937 aerial photograph of the Story Hill neighborhood included in this report.

Properties within the District:

(Please include each property within the district in the table.)

Address	Historic Name[3]	Date[4]	AHI #	Status (C/NC)
404 N. 49th Street	Julius F. Ritter	1928	225263	C
405 N. 49th Street	Florian J. Poborsky	1928	114153	C
410 N. 49th Street	Willis E. Lang	1928	225264	C
415 N. 49th Street	Otto J. Kruse	1927	225265	C
416 N. 49th Street	Mrs. Josephine Seeboth	1928	225266	C
423 N. 49th Street	Herbert J. Huwatcheck	1926	225267	C
424 N. 49th Street	Nathan Albertson	1928	225268	C
430 N. 49th Street	Earl L. Kullmann	1928	225269	C
431 N. 49th Street	Freda P. Johnston	1926	225270	C
436 N. 49th Street	Louis Stenz	1929	225271	C
439 N. 49th Street	Evert H. Voth	1924	225272	C
442 N. 49th Street	Harry B. Goodman	1928	225273	C
449 N. 49th Street	Arthur C. Wollensak	1926	225274	C
459 N. 49th Street	Louis J. Schmidt	1925	114152	C
471 N. 49th Street	Aloysius J. Washicheck	1928	225275	C
474 N. 49th Street	Fred J. Scheuerell	1927	225276	C
477 N. 49th Street	Joseph W. Eberhardy	1927	225277	C
480 N. 49th Street	Warren W. Sackett	1927	225278	C
485 N. 49th Street	John A. Devos	1927	225279	C
486 N. 49th Street	Dr. Frank A. McKillip	1927	225280	C
494 N. 49th Street	Rupert P. Rausch	1929	225281	C
215 N. 50th Street	John F. Reilly	1941	225288	C
220 N. 50th Street	Howard N. Maass	1953	225289	C
221 N. 50th Street	Fred J. Heim	1953	225290	C
226 N. 50th Street	Vito Marchese	1955	225291	NC
227 N. 50th Street	Raymond J. Schauer	1954	225292	C
234 N. 50th Street	Victor P. Schuette	1929	225293	C
235 N. 50th Street	Joseph D. Dwyer	1955	225294	C
238 N. 50th Street	James C. Kirsling	1953	225295	C
241 N. 50th Street	Verne J. Peterson	1955	225296	NC
246 N. 50th Street	William G. Sternberg	1935	225297	C

[3] In most cases, the historic name was taken from the City of Milwaukee directory dating closest to the construction year of the home. It should be noted that for some of the mid-1920s-built houses on N. 49th and N. 50th streets, their addresses are not listed in the directory until the late 1920s or early 1930s. [*Wright's City of Milwaukee Directory* (Milwaukee: Wright Directory Company)].

[4] Permits were not reviewed and the majority of construction dates were obtained from City of Milwaukee Assessor's records. Additional sources of the date of construction were the Historic Milwaukee, Inc. *Spaces & Traces: Story Hill Places, 14th Annual Tour* booklet and Story Hill research materials in possession of Carlen Hatala, City of Milwaukee Historic Preservation staff. [Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995); Carlen Hatala, City of Milwaukee Historic Preservation staff, Story Hill research materials and conversation with Michael T. McQuillen, 20 November 2012, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; Assessor's records, City of Milwaukee, website: http://gis.milwaukee.gov/website/mm1/viewer.htm, Accessed July 2013].

250 N. 50th Street	Beatrice R. Reese	1935	225298	C
251 N. 50th Street	Karl F. Nystrom	1929	225299	C
258 N. 50th Street	Michael S. Callan	1951	225300	C
263 N. 50th Street	Oscar F. Pihl	1930	225301	C
300 N. 50th Street	Walter F. H. Drost	1946	225302	C
303 N. 50th Street	Leo C. Malinowski	1953	225303	C
308 N. 50th Street	Eric A. Bork	1931	225304	C
311 N. 50th Street	Joseph A. Deppe	1930	225305	C
312 N. 50th Street	Albray M. Riedel	1928	114217	C
317 N. 50th Street	Vernon W. Conaway	1937	225306	C
318 N. 50th Street	Oscar C. Rudolff	1929	114216	C
324 N. 50th Street	William J. Hannon	1952	225307	C
325 N. 50th Street	Reed M. Heger	1931	225308	C
331 N. 50th Street	Walter H. Kraft	1929	225309	C
332 N. 50th Street	Walter E. Hawkinson	1929	225310	C
339 N. 50th Street	Joseph P. Surges	1930	225311	C
340 N. 50th Street	Gerald F. O'Rourke	1955	225312	C
345 N. 50th Street	J. Harry Bayley	1930	225313	C
351 N. 50th Street	Raymond J. Burgmeier	1955	225314	C
357 N. 50th Street	Joseph G. Otten	1928	118249	C
365 N. 50th Street	Walter A. Gaulke	1928	225315	C
401 N. 50th Street	Alfred Meurer	1927	225316	C
404 N. 50th Street	Reuben A. Heger	1927	225317	C
411 N. 50th Street	Mrs. Sophia Schmitz	1926	225318	C
414 N. 50th Street	Dr. William J. McKillip	1925	225319	C
418 N. 50th Street	Joseph F. Bode	1926	225320	C
419 N. 50th Street	Conrad A. Fix	1925	225321	C
426 N. 50th Street	Stuart C. Mount	1925	225322	C
429 N. 50th Street	George H. Tiernan	1925	225323	C
434 N. 50th Street	Sherman W. Mount	1925	225324	C
439 N. 50th Street	Leopold Lehrbaummer	1926	225325	C
440 N. 50th Street	Max W. Fleischfresser	1925	225326	C
449 N. 50th Street	Henry F. Riopelle	1924	225327	C
450 N. 50th Street	Frank C. Zanzig	1928	225328	C
456 N. 50th Street	Charles Kuesel	1925	225329	C
457 N. 50th Street	Walter A. Ebert	1926	225330	C
464 N. 50th Street	Gustav Shaske	1926	225331	C
465 N. 50th Street	Howard M. Landgraf	1926	225332	C
469-69a N. 50th Street	Lester P. Hartung	1924	225333	C
470 N. 50th Street	Edward Schwartz	1925	225334	C
4901 W. Blue Mound Road	Justus C. Castleman	1929	225335	C
5025 W. Blue Mound Road	William F. Wichtel	1933	225336	C
4704 W. Clarendon Place	Hans W. Neumann	1942	225337	C
4718 W. Clarendon Place	Merle W. Hillis	1953	225338	C

223 N. Pinecrest Street	Paul H. Nickchen	1931	225339	C
228 N. Pinecrest Street	Maud H. Juneau	1930	116226	C
231 N. Pinecrest Street	Emma A. Bandelin	1940	225340	C
239 N. Pinecrest Street	Chloa B. Griswold	1942	225341	C
240 N. Pinecrest Street	Walter Horder	1930	116225	C
245 N. Pinecrest Street	Robert J. Osborn	1951	225342	C
246 N. Pinecrest Street	William O. Owens	1930	225345	C
250 N. Pinecrest Street	John S. Gross	1951	225346	C
253 N. Pinecrest Street	Eugene McDonald	1938	225347	C
257 N. Pinecrest Street	Matthew A. Haydak	1954	225348	C
260 N. Pinecrest Street	Edwin A. Vossman	1947	225349	C
265 N. Pinecrest Street	Martin C. Ehrman	1954	225350	C
303 N. Pinecrest Street	William Wegner, Jr.	1932	225351	C
306 N. Pinecrest Street	Robert M. Smythe	1952	225352	C
309 N. Pinecrest Street	George Nohl	1939	225353	C
315 N. Pinecrest Street	Frank Benash	1928	225354	C
316 N. Pinecrest Street	Herbert L. Burmeister	1953	225355	C
321 N. Pinecrest Street	Lester D. Roemer	1940	225356	C
324 N. Pinecrest Street	George H. Sprague	1951	225357	C
336 N. Pinecrest Street	Elroy F. Boening	1951	225358	C
340 N. Pinecrest Street	Raymond W. Fleming	1952	225359	C
352 N. Pinecrest Street	George W. Walzer	1928	116224	C
360 N. Pinecrest Street	Warwick-Hall/Arthur M. Burkardt	1929	53166	C
361 N. Pinecrest Street	Elza W. Peters	1928	225360	C
367 N. Pinecrest Street	Norman K. Wilson	1928	225361	C
400 N. Pinecrest Street	Harold D. Keuper	1952	225362	C
407-07a N. Pinecrest Street	John A. Doheny	1928	225363	C
412 N. Pinecrest Street	Fred Danby	1928	225364	C
415 N. Pinecrest Street	Walter A. Baier	1940	225365	C
421 N. Pinecrest Street	William N. Hartung	1926	53169	C
438 N. Pinecrest Street	Frank E. Icke	1929	116223	C
439 N. Pinecrest Street	George M. Findlay	1930	225366	C
450 N. Pinecrest Street	Nat Franklin	1927	116222	C
460 N. Pinecrest Street	William L. Crowley	1928	225367	C
466 N. Pinecrest Street	Fred W. Fix	1928	225368	C
123 N. Story Parkway	Kenneth P. Jungels	1960	225369	C
141 N. Story Parkway	Matt M. Cianciolo	1955	225370	C
149 N. Story Parkway	Wesley G. Lofstrom	1954	225371	C
155 N. Story Parkway	Arthur G. Mantei	1949	221967	C
161 N. Story Parkway	Wilbur A. Henkel	1951	225372	C
167 N. Story Parkway	Paul Millonig	1950	225373	C
173 N. Story Parkway	Edward F. Zeisig	1948	225374	C
205 N. Story Parkway	Henry G. Petersen	1939	221968	C
221 N. Story Parkway	Lester H. Seifert	1953	225375	C

231-31a N. Story Parkway	Aaron E. Borchardt	1950	225376	C
239 N. Story Parkway	Peter Lewandowski	1953	225377	C
245 N. Story Parkway	David York	1953	225378	C
253 N. Story Parkway	Doris Landre	1953	225379	C
259 N. Story Parkway	Wilbur N. Casey	1963	225380	C
267 N. Story Parkway	Melvin E. Meyer	1953	225381	C
303 N. Story Parkway	Elmer J. Gerlach	1953	225382	C
311 N. Story Parkway	James T. Kiltie	1953	225383	C
317 N. Story Parkway	Donald A. Clark	1953	225384	C
323 N. Story Parkway	Louis F. Brummeyer	1935	225385	C
331 N. Story Parkway	Frank A. Wallock	1953	225386	C
341 N. Story Parkway	William H. Ward	1955	225387	C
347 N. Story Parkway	Mrs. Reggie M. Connor	1954	225388	C
355 N. Story Parkway	Robert C. Risch	1952	225389	C
363 N. Story Parkway	John P. Klein	1970	225390	NC
415 N. Story Parkway	Max Adler	1948	225391	C
425 N. Story Parkway	Thomas G. Terris	1947	225392	C
435 N. Story Parkway	Alfred E. Meyer	1948	225393	C
441 N. Story Parkway	Riddell H. Lanferman	1947	225394	C
447 N. Story Parkway	F. Maurice Holt	1949	225395	C
453 N. Story Parkway	Edgar F. Wickemeier	1949	225396	C
463 N. Story Parkway	Donald V. Carey	1933	225397	C
481 N. Story Parkway	William H. Moore	1933	225398	C
4805 W. Sunnyside Drive	Dr. Jacob A. Jenner	1931	225399	C
4808 W. Sunnyside Drive	Walter V. Kehres	1950	225400	C
4811 W. Sunnyside Drive	Mary Harrigan	1928	225401	C
4819 W. Sunnyside Drive	Rudolph W. Buettner	1930	225402	C
4825 W. Sunnyside Drive	Cecil A. Gillis	1928	225403	C
4829 W. Sunnyside Drive	John W. Spriggs	1929	225404	C
4837 W. Sunnyside Drive	Dr. Carl L. Toepfer	1928	225405	C
4905 W. Sunnyside Drive	Zentner/Ellingson	1935	225406	C
4911 W. Sunnyside Drive	Otto W. Wangerin	1927	225407	C
4917 W. Sunnyside Drive	Albert H. Lers, Jr.	1935	225408	C
4923 W. Sunnyside Drive	Edwin F. Hoffman	1927	225409	C

Narrative Statement of Significance:

CRM Context Chapters: Architecture

STATEMENT OF SIGNIFICANCE:

The Story Hill Nos. 2 & 3 Residential Historic District was evaluated for the National Register of Historic Places under Criterion A, B and C. No evidence was found to suggest eligibility under either Criterion A or B. Regarding Criterion C, the district is composed of two subdivisions: Story Hill No. 2 and Story Hill No. 3 platted in 1923 and 1927, respectively. It features a significant concentration of Period Revival-style homes, as well as Craftsman-style bungalows and Contemporary-style residences, built between 1924 and 1963 with the majority constructed during the 1920s. Examples of the work of well-regarded Milwaukee architects and builders – including Hugo C. Haeuser, Roy J. Jacobs and the firm of George Schley & Sons – are found within the district. Predominantly composed of single-family, one- to two-story homes that generally exhibit brick, stone veneer or stucco sheathing, the Story Hill Nos. 2 & 3 Residential Historic District evokes a unique sense of time and place. The development followed the 9 May 1911 platting of the original Story Hill Subdivision situated directly to the north. Consisting of homes built between 1909 and 1936, this subdivision was determined eligible for the National Register on 18 April 2013 as the Story Hill Residential Historic District. Shortly after this determination was made, WHS Division of Historic Preservation staff toured the subject district and identified it as potentially eligible for the National Register as well. Based on the stylistic features, exterior building materials and integrity of its homes, the Story Hill Nos. 2 & 3 Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

GENERAL HISTORY:

The City of Milwaukee was established in 1846 with the incorporation of three independent communities, namely, Kilbourntown, Juneautown and Walker's Point. Located at the convergence of the Menomonee, Milwaukee and Kinnickinnic rivers, this former trading post became the largest city and commercial capital in Wisconsin. As a port and railroad hub, Milwaukee was the world's leading shipper of wheat by the early 1860s with a population that increased from 16,521 in 1848 to 45,246 by 1860. The ethnically diverse population increased more than four-fold by 1890 and, by 1910, the city contained approximately 373,857 residents. In 1911, the Wisconsin (then Grand) Avenue viaduct was opened. Along with the increasing ownership of automobiles by business and professional people, this viaduct served as a catalyst for the development of the Story Hill area (prior residential growth in the area had been served by the Wells-Farwell streetcar line). Originally part of the Town of Wauwatosa, the Story Hill neighborhood and surrounding environs was annexed to the City of Milwaukee by referendum in 1925.[5]

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[5] Landscape Research, *Built in Milwaukee: An Architectural View of the City* (Milwaukee: City of Milwaukee, Department of City Development, 1981), 3, 7, 9; John Gurda, *The Making of Milwaukee* (Milwaukee: Milwaukee County Historical Society, 1999), 138, 181; Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995), 1.

The Story Hill neighborhood originated when Albert Story and his wife Alice decided to take advantage of the new Wisconsin (then Grand) Avenue viaduct and registered their plat on 9 May 1911, just two months before the viaduct was opened to traffic. The construction of houses began almost immediately after its plat and the neighborhood was largely built up by 1920 (the Story Hill Residential Historic District, consisting entirely of the original Story Hill Subdivision, was determined eligible for the National Register on 18 April 2013). With the success of the original development, Story Hill No. 2 and Story Hill No. 3 were platted in 1923 and 1927, respectively.[6]

PROPERTY-SPECIFIC HISTORY:

Story Hill No. 2 featured similar deed restrictions as the original Story Hill Subdivision to ensure that the neighborhood would remain desirable. These restrictions specified only one dwelling per lot; only single-family dwellings, with the exception of two lots on Blue Mound Road where two-family flats were allowed; no dog breeding or chicken raising; no livery stables; and setbacks from the roadway were specifically listed for each lot. The developer also retained the right to refuse permission to build based on aesthetic considerations. This subdivision developed somewhat slower than the original Story Hill due, in part, to the Great Depression and World War II.[7]

In 1927, executors of the estate of the late Albert L. Story, deeded land directly to the south of Story Hill No. 2 to realtors Alfred A. Meurer and Otto L. Breuer for the purpose of developing another subdivision. Meurer had done real estate business with the Story family for several years, while Breuer was a Milwaukee businessman and president of two real estate corporations: Right Homes Building & Finance Co., and the O.L.B. Investment Co. In December 1927, restrictive covenants were published for Story Hill No. 3 that nearly duplicated those in the original warranty deed for Story Hill No. 2 and, by 1929, more than half of the subdivision's lots had been sold. Similar to Story Hill No. 2, the Depression and World War II interrupted the development of Story Hill No. 3.[8]

ARCHITECTURE:

The Story Hill Nos. 2 & 3 Residential Historic District features a diversity of architectural styles representative of its 1924 to 1963 construction period. Period Revival styles are well represented in the form of the Period Colonial Revival, Tudor Revival, and Mediterranean Revival styles. Additionally, fine examples of Craftsman-style bungalows are evident, as are Contemporary homes, which exhibit a more modest appearance in terms of size and architectural detail when compared with the district's Period Revival-style residences.

Period Revival-style buildings referenced a wide range of past motifs and styles and were popular in Wisconsin during the early to mid-twentieth century. Many architects commonly advertised their expertise in a broad stylistic range during this time period. Within the subject district, the Period Tudor Revival is well represented. Drawing upon medieval English prototypes, distinctive elements of the style include

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[6] Hatala, *Spaces & Traces*, 6.

[7] Ibid., 7, 9

[8] Ibid., 9-10.

gables featuring ornamental half-timbering infilled with stucco or brick, large chimneys often topped with chimney pots, and tall, multi-light windows that are commonly grouped together. Warwick-Hall (360 N. Pinecrest Street, AHI #53166, Photo #12 of 23) and the Oscar C. Rudolff House (318 N. 50th Street, AHI #114216, Photo #18 of 23) are all notable examples of the Period Tudor Revival style. In terms of the Colonial Revival, interest in this style was reinvigorated with the restoration and recreation of Williamsburg, Virginia, during the 1920s and 1930s. These buildings utilize many of the classical details of Georgian and Federal styles although, in contrast to their nineteenth century antecedents, Period Colonial Revival-style structures are much smaller in scale and simpler in form and ornamentation. Indeed, they often feature symmetry of design and a modest, classically derived entrance to communicate their architectural heritage as exemplified by the Arthur G. Mantei House (155 N. Story Parkway, AHI #221967, Photo #17 of 23) and the George Nohl House (309 N. Pinecrest Street, AHI #225353, Photo #11 of 23). A Dutch Colonial Revival example is the Otto J. Kruse House (415 N. 49th Street, AHI #225265, Photo #4 of 23). Another Period Revival style found within the district is the Mediterranean Revival style as seen with the Aloysius J. Washicheck House (471 N. 49th Street, AHI #225275, Photo #19 of 23). Featuring a red tile roof and Moorish twisted columns, the home is a distinctive example of this Period Revival style.[9]

Popular in Wisconsin concurrently with the Period Revival, the American Craftsman style evokes a "natural" aesthetic with simple but handsome exterior and interior details. Most Wisconsin Craftsman houses have the appearance of oversized bungalows and utilize brick, stone, wood, and/or stucco for sheathing materials. Exteriors also exhibit decorative elements such as false beams, exposed rafter tails, and eave brackets or knee braces. Good examples of Craftsman homes within the subject district include the William O. Owens House (246 N. Pinecrest Street, AHI #225345, Photo #20 of 23), Florian J. Poborsky House (405 N. 49th Street, AHI #114153, Photo #4 of 23) and Fred J. Scheuerell House (474 N. 49th Street, AHI #225276, Photo #1 of 23).[10]

Finally, many of the residences within the subject district – especially those dating to 1950 and later – are reflective of Contemporary architecture; a designation that is used to describe any mid-twentieth-century building of distinction and potential historic interest whose identity or features cannot be ascribed to styles and forms of the past. These houses contribute to the architectural significance of the district by featuring the same brick and stone-veneer exteriors as its earlier built homes; however, they are generally smaller in scale and more modest in their architectural detail (photos #16-17 of 23).[11]

ARCHITECTS:

Architects who are known to have designed houses within the Story Hill Nos. 2 & 3 Residential Historic District include Hugo C. Haeuser and Roy J. Jacobs. As well, the firm George Schley & Sons, consisting of realtor and builder George Schley and his sons Herbert and Perce, also designed and built at least one home within the district.

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[9] Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison: State Historical Society of Wisconsin, Historic Preservation Division, 1986), Vol. 2, Architecture, 2/28-2/30, 2/32.

[10] Ibid., Vol. 2, Architecture, 2/24.

[11] Ibid., Vol. 2, Architecture, 2/37.

Born on 14 January 1882 in Milwaukee, Hugo C. Haeuser was educated locally at West Division High School and worked as an apprentice in some of the city's prominent architectural offices. His earliest association was with the firm Ferry & Clas from 1898 to 1904 and, during the ensuing thirteen years, he was employed as chief designer with the Eschweiler & Eschweiler firm. By 1919, he opened his own office at 759 N. Milwaukee Street. In 1946, he relocated to 2051 N. Milwaukee Street where he maintained his architectural practice until his death in October 1951. His obituary notes that he attained national prominence in the field of church architecture designing more than 300 churches throughout the country. Indeed, the Wisconsin Historic Preservation Database (WHPD) identifies multiple church designs by Haeuser in the state. His residential work includes the Mediterranean Revival-style Wittenberg House (6614 Hillcrest Drive, Wauwatosa), a contributing building in the National Register-listed Washington Highlands Historic District, and the Period Revival-style Frank Icke House located in the subject district (438 N. Pinecrest Street, AHI #116223, Photo #21 of 23).[12]

Roy J. Jacobs designed the Dr. Carl L. Toepfer House (4837 W. Sunnyside Drive, AHI #225405, Photo #22 of 23) and Warwick-Hall (360 N. Pinecrest Street, AHI #53166, Photo #12 of 23) – both of which are excellent examples of Period Tudor Revival style architecture. Warwick-Hall has a unique history as it was built by the *Milwaukee Sentinel* in collaboration with O.L.B. Investment Company as a demonstration home. The newspaper extensively covered the house's construction, which showcased the work of some of Milwaukee's top tradesmen, as well as the newest ideas in home building. Features of the house include its sandstone exterior and, on the interior, its living room exhibiting a beamed and vaulted ceiling, wrought-iron gates, decorative leaded-glass windows, and a fountain. Jacobs began his professional career working as a draftsman for Lanham & Son, a Shorewood (WI) realty company. In 1928, at the age of 23, he commenced his relationship with O.L.B. Investment Company designing homes for that firm and, by 1930, he worked as a draftsman for Hugo V. Miller. Additional buildings identified with Roy Jacobs in the WHPD include Dutch Colonial Revival and Tudor Revival residences located in the suburban community of Whitefish Bay.[13]

Having built a number of houses within the original Story Hill Subdivision (including their own homes), the firm George Schley & Sons also constructed the Period Tudor Revival-style William H. Moore House in the subject district (481 N. Story Parkway, AHI #225398, Photo #23 of 23). George Schley was born in Waukesha County on 21 March 1868, the son of Daniel and Margaret (Stahl) Schley. In 1898, at the age of 30, Schley formed a partnership with P.H. Madler to sell real estate out of offices located at 316 W. Juneau Avenue. John Steuerwald replaced Madler as partner in 1900 and, when Steuerwald opened his own business in 1904, Schley went out on his own and continued the practice of building houses on speculation. Since Schley was not a trained designer, he obtained building plans from the stock designs provided by his contractors and from architects such as Fred Graf and Charles Keller. While Schley continued to build houses on speculation, he began to develop custom design work once his sons Herbert A. and Perce G. entered the firm in 1914. Herbert took care of the real estate end of the

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[12] Hugo C. Haeuser, Obituary, *Milwaukee Sentinel*, 19 October 1951; Hatala, *Spaces & Traces*, 17.

[13] Jerry Resler, "Storied Past: Story Hill Tour Will Include Unique Warwick-Hall," *Milwaukee Journal Sentinel*, 14 May 1995; Hatala, *Spaces & Traces*, 10, 17.

business, as well as bids and payroll, while Perce handled architectural design. The firm formally incorporated as George Schley & Sons on 10 July 1919. By the 1920s, it was specializing in expensive residential projects, primarily on Milwaukee's Upper East Side and in the North Shore communities. As well, the firm built many homes within the original Story Hill Subdivision (Story Hill Residential Historic District determined eligible for the National Register on 18 April 2013). George Schley & Sons managed to survive the Great Depression, although George also devoted his time to the Integrity Building and Loan Association where he served as assistant treasurer. Following his death in 1945, the firm reopened on Water Street that same year before moving to 1922 E. Capitol Drive in 1950. Perce Schley continued the business after Herbert's death and retired in 1973. The Wisconsin Historic Preservation Database contains 114 records that identify the Schley name as the architect/builder of the property.[14]

The subject district also features a Sears, Roebuck & Company mail-order house (421 N. Pinecrest Street, AHI #53169, Photo #13 of 23). Constructed by railroad fireman/switchman William Hartung in 1926, the home is the Sears model known as "The Osborn," which appeared in the company catalog from 1916 to 1929. A contributing building within the historic district, the subject house also may be individually eligible for the National Register for its association with the mail-order catalog/plan book era of home construction.[15]

SUMMARY:

The Story Hill Nos. 2 & 3 Residential Historic District was recently identified as a potential historic district by WHS Historic Preservation Division staff following their review of a Determination of Eligibility (DOE) for the (original) Story Hill Residential Historic District. Composed of a significant concentration of Period Revival-style homes, as well as Craftsman-style bungalows and Contemporary-style residences, the subject district exhibits a unique sense of time and place. As well, a number of its houses are examples of the work of multiple well-regarded Milwaukee architects. Finally, the vast majority of the district's homes retain a high degree of integrity. Based on this information, the Story Hill Nos. 2 & 3 Residential Historic District is considered to be eligible for the National Register under Criterion C: Architecture.

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[14] Hatala, *Spaces & Traces*, 11, 13.

[15] Katherine Cole Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press, 1986), 203; Whitney Gould, "When New Homes Came Out of Sears' Big Book," *Milwaukee Journal Sentinel*, 16 April 1995; Hatala, *Spaces & Traces*, 17.

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PHOTOGRAPHS: All photographs taken by Michael T. McQuillen in July 2013

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
474 N. 49th Street & 466 N. Pinecrest Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #1 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
439, 449 & 459 N. 49th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #2 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
416 & 424 N. 49th Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to southeast
Photo #3 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
405 & 415 N. 49th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to north
Photo #4 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
4905, 4911 & 4917 W. Sunnyside Drive (left to right)
City of Milwaukee, Milwaukee County, WI
View to south
Photo #5 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
404 & 414 N. 50th Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to southeast
Photo #6 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
457, 465 & 469-69a N. 50th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #7 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
345, 351, 357 & 365 N. 50th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #8 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
311, 317, 325 & 331 N. 50th Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #9 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
300, 308 & 312 N. 50th Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #10 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
303 & 309 N. Pinecrest Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #11 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
352, 360 & 400 N. Pinecrest Street (right to left)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #12 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
415 & 421 N. Pinecrest Street (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #13 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
447 & 453 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #14 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
4704 W. Clarendon Place & 415 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #15 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
239, 245 & 253 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #16 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
155, 161 & 167 N. Story Parkway (left to right)
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #17 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
318 N. 50th Street
City of Milwaukee, Milwaukee County, WI
View to northeast
Photo #18 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
471 N. 49th Street
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #19 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
246 N. Pinecrest Street
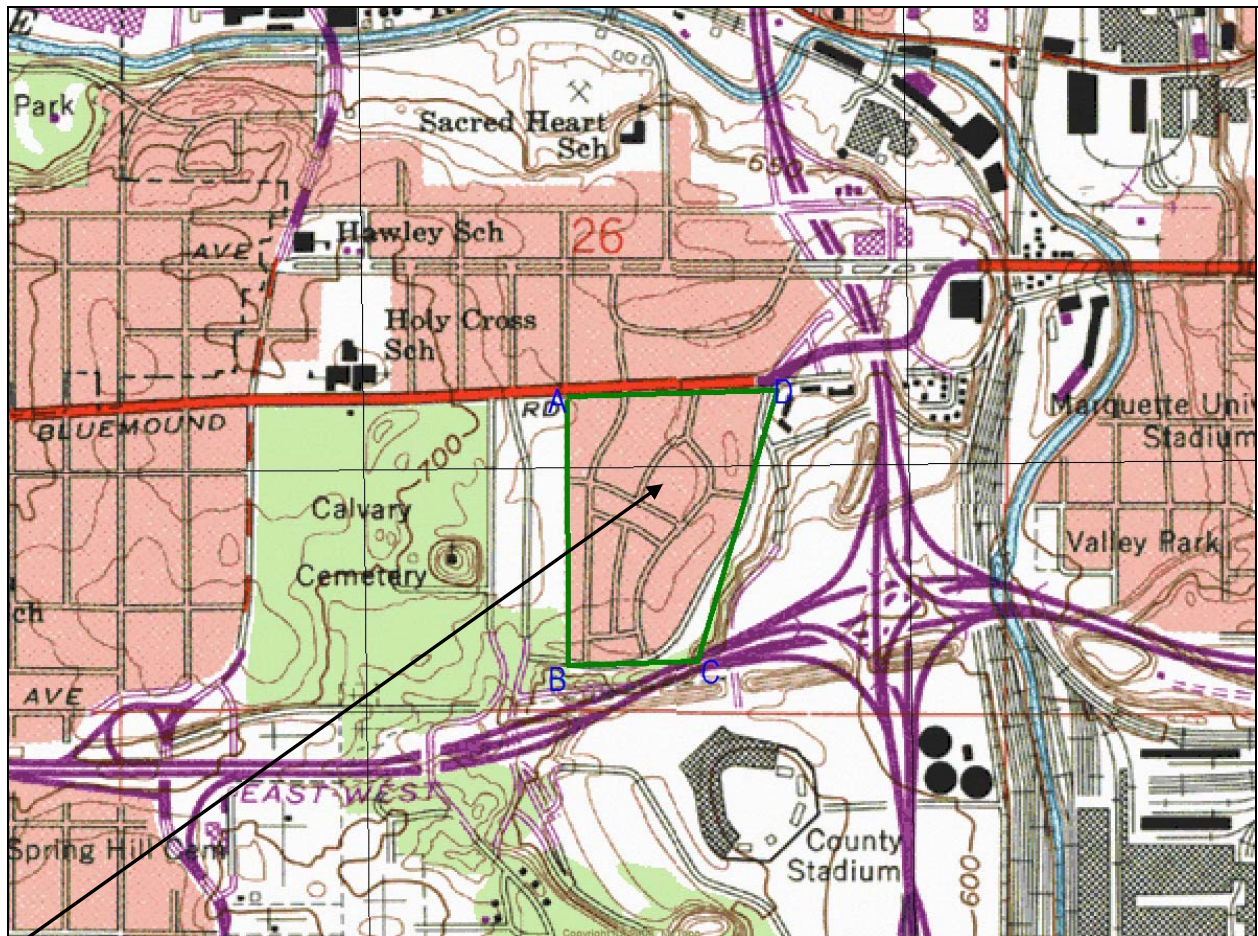City of Milwaukee, Milwaukee County, WI
View to east
Photo #20 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
438 N. Pinecrest Street
City of Milwaukee, Milwaukee County, WI
View to north
Photo #21 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
4837 W. Sunnyside Drive
City of Milwaukee, Milwaukee County, WI
View to southwest
Photo #22 of 23

STORY HILL NOS. 2 & 3 RESIDENTIAL HISTORIC DISTRICT
481 N. Story Parkway
City of Milwaukee, Milwaukee County, WI
View to northwest
Photo #23 of 23
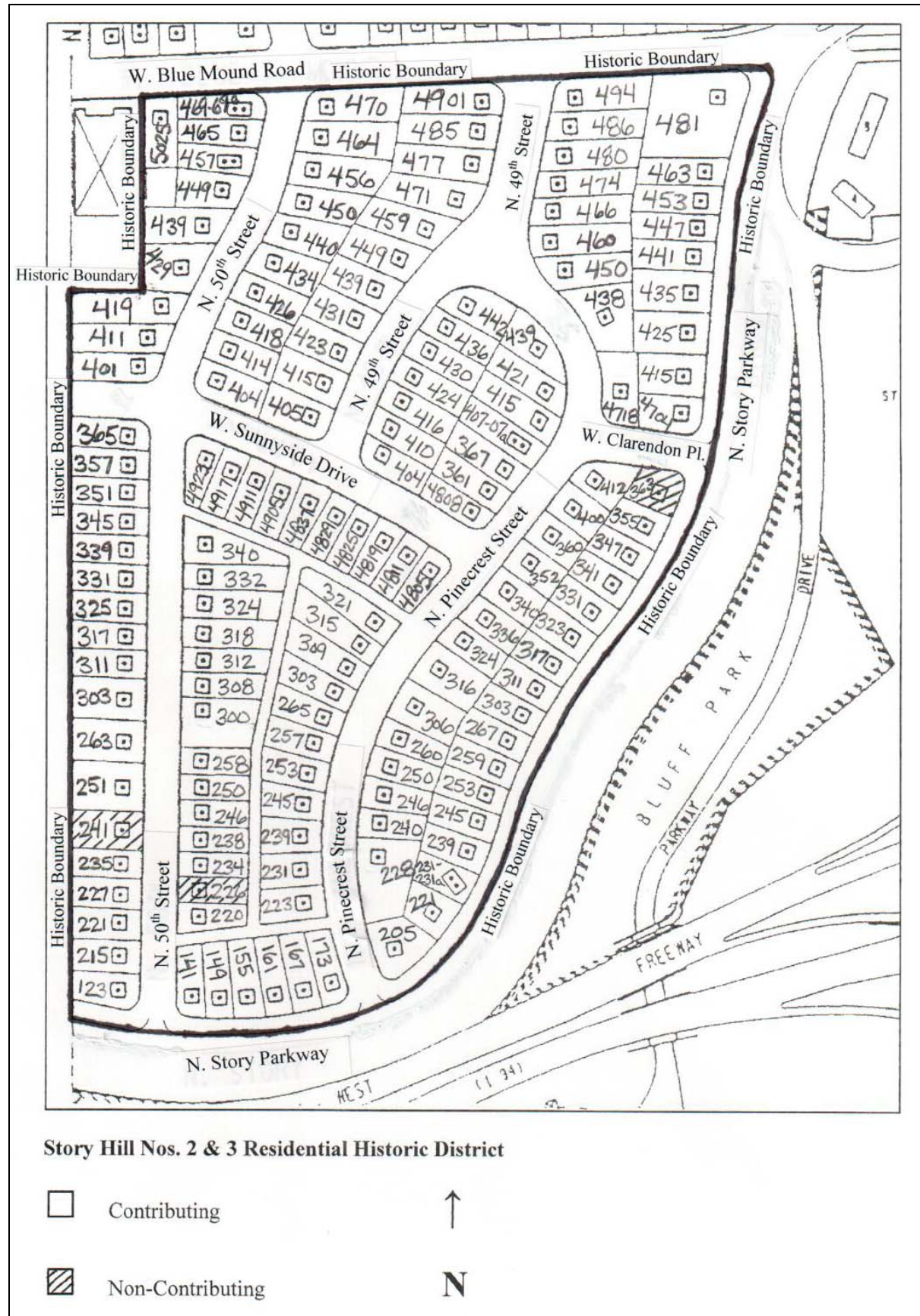
USGS Milwaukee

Wisconsin, Milwaukee County
7.5 Minute Series (Topographic)

Story Hill Nos. 2 & 3 Residential Historic District
City of Milwaukee, Milwaukee County, WI

UTM Coordinates:

(A) Zone 16   420374 Easting   4765130 Northing
(B) Zone 16   420372 Easting   4764639 Northing
(C) Zone 16   420610 Easting   4764642 Northing
(D) Zone 16   420751 Easting   4765137 Northing

Story Hill Nos. 2 & 3 Residential Historic District

☐   Contributing

▨   Non-Contributing

↑

N

Overview map of the Story Hill neighborhood:
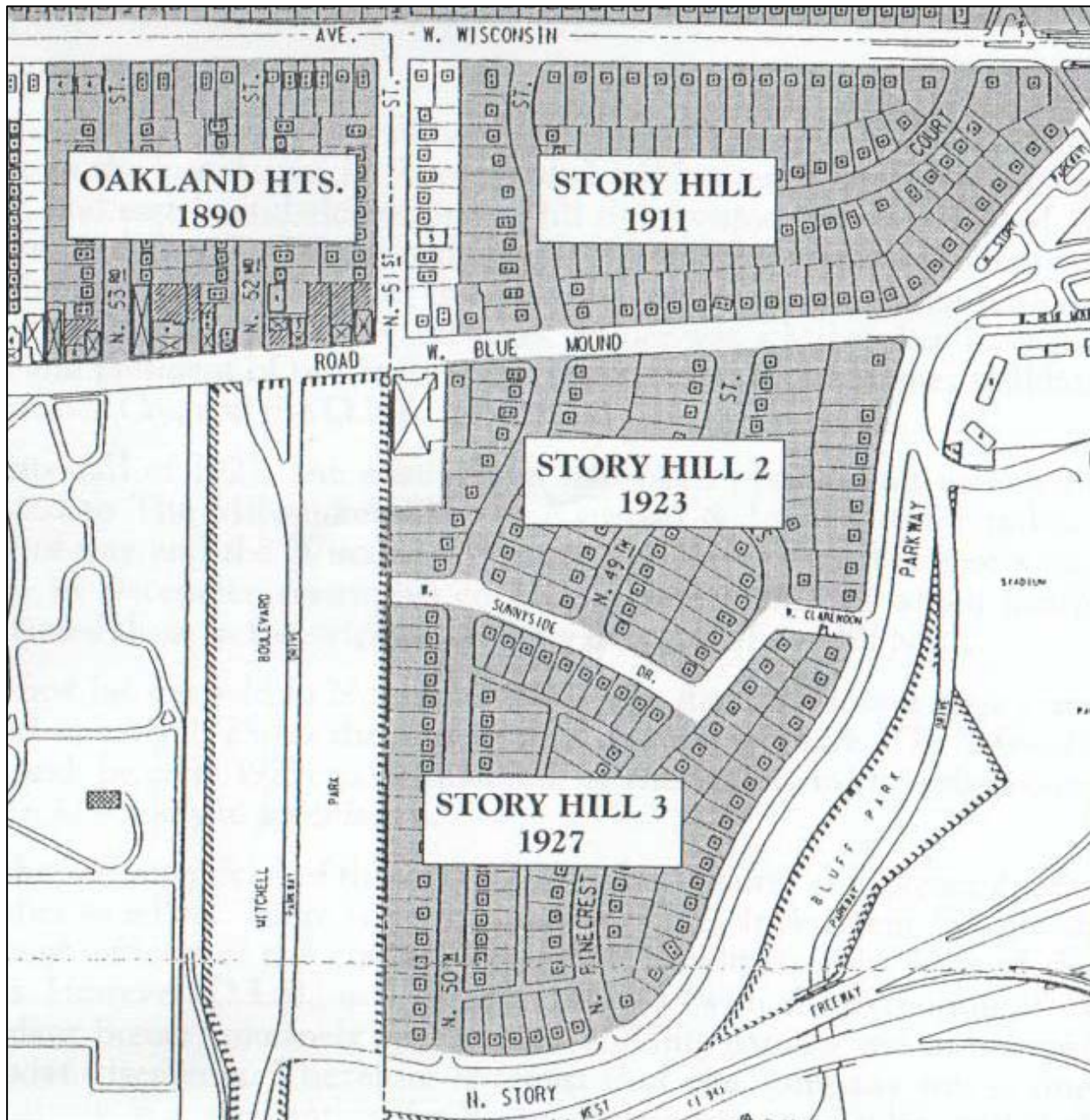
Carlen Hatala, Research Chair, *Spaces & Traces: Story Hill Places, 14th Annual Tour* (Milwaukee: Historic Milwaukee, Inc., May 1995), 7.

Aerial photograph of the Story Hill neighborhood – July 1937:

Wisconsin Historic Aerial Imagery Collection (1937)

Photo #1 of 23

Photo #2 of 23

Photo #3 of 23

Photo #4 of 23

Photo #5 of 23

Photo #6 of 23

Photo #7 of 23

Photo #8 of 23

Photo #9 of 23

Photo #10 of 23

Photo #11 of 23

Photo #12 of 23

Photo #13 of 23

Photo #14 of 23

Photo #15 of 23

Photo #16 of 23

Photo #17 of 23

Photo #18 of 23

Photo #19 of 23

Photo #20 of 23

Photo #21 of 23

Photo #22 of 23

Photo #23 of 23

Michael McQuillen

To: John N. Vogel
Subject: RE: WisDOT 1060-27-01 / WHS 13-0065 MI I-94 corridor study - Stadium Interchange

From: Kennedy, Jason - DOT [mailto:Jason1.Kennedy@dot.wi.gov]
Sent: Friday, May 03, 2013 7:45 AM
To: Payant, Dobra - DOT; Webb, Charlie/MKE; Heimlich, Brad/WKH
Cc: Becker, James - DOT; Cloud, Lynn - DOT; 'Bethaney.Bacher-Gresock@dot.gov'; Lynch, Jason - DOT; Barth, Tony - DOT
Subject: FW: WisDOT 1060-27-01 / WHS 13-0065 MI I-94 corridor study - Stadium Interchange

All,

Below is SHPO comments regarding the request for DOE on the rest of Story Hill Jewish. If there are additional questions please let me know. Once I receive any feedback I will give SHPO a call to ensure that all their questions are presented in this email. Please forward on this e-mail and the last one as appropriate.

Thank you,
Jason K.

Jason Kennedy
_____

Environmental Analysis & Review Specialist
Cultural Resources

Wisconsin Department of Transportation
Bureau of Technical Services
Environmental Process & Documentation Section
Hill Farms Room 451
Phone: 608.267.6693
E-mail: jason1.kennedy@dot.wi.gov

From: Cook, Kimberly A - WHS
Sent: Wednesday, May 01, 2013 1:37 PM
To: Kennedy, Jason - DOT
Cc: Cloud, Lynn - DOT
Subject: RE: WisDOT 1060-27-01 / WHS 13-0065 MI I-94 corridor study - Stadium Interchange

The DOE for the Story Hill Historic District was accepted and sign by Michael Stevens on 4/18/2013, however several people had questions regarding the rest of Story Hill (called Story Hill 2 and 3 in the DOE). Jim Draeger and Daina Penkiunas drove visited the neighborhood yesterday and agree that while the original Story Hill is a distinct development that warranted its own DOE, this later subdivision south of Blue Mound Road is also potentially eligible for the National Register and should have a DOE as well.

Thank you,

Kimberly Zunker Cook
Wisconsin Historical Society
Division of Historic Preservation and Public History
Room 300
816 State Street

1

Michael McQuillen

From:	Kennedy, Jason - DOT <Jason1.Kennedy@dot.wi.gov>
Sent:	Friday, May 17, 2013 1:20 PM
To:	'Michael McQuillen'
Cc:	tem@tds.net; Goldsworthy, Benjamin; Payant, Dobra - DOT; Charlie.Webb@ch2m.com; jnvogel@hrltd.org
Subject:	RE: Story Hill

Mike,

I would use your professional expertise to determine the extent of the boundaries for the DOE. If you feel that both subdivisions (2 & 3) are historically eligible as a district I would include both, regardless of the APE. This wound ensure the most accurate boundaries are depicted and any impacts, or lack thereof, in relation to the project will be clear. In your opinion, if you feel that each subdivision deserves its own DOE then I can see that an argument could be made not to include Story Hill 2, but proper justification would be needed that the boundaries are truly outside of the APE and there will be no direct or indirect impacts from the project. I would also be aware of the potential for various alternatives or future design changes that could have the potential to encroach upon the subdivisions. From my experience time spent now is better to cover all your options than have to go back later and do additional work.

Please let me know if you have any further questions.
Thank you,
Jason

Jason Kennedy
_____

Environmental Analysis & Review Specialist
Cultural Resources

Wisconsin Department of Transportation
Bureau of Technical Services
Environmental Process & Documentation Section
Hill Farms Room 451
Phone: 608.267.6693
E-mail: jason1.kennedy@dot.wi.gov

From: Michael McQuillen [mailto:mmcquill@hrltd.org]
Sent: Friday, May 17, 2013 10:55 AM
To: Kennedy, Jason - DOT
Cc: tem@tds.net; Goldsworthy, Benjamin; Payant, Dobra - DOT; Charlie.Webb@ch2m.com; jnvogel@hrltd.org
Subject: RE: Story Hill

Jason –

We have a quick question regarding the Division for Historic Preservation request for the additional Story Hill development DOE. On May 1st Kimberly sent you the following:

The DOE for the Story Hill Historic District was accepted and sign by Michael Stevens on 4/18/2013, however several people had questions regarding the rest of Story Hill (called Story Hill 2 and 3 in the DOE). Jim Draeger and Daina

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